

Courtesy Of John J Dempster Of RE/MAX Vision Realty

# **\$739,900 - #505 49119 Range Rd 73, Rural Brazeau County**

MLS® #E4436742

**\$739,900**

5 Bedroom, 3.50 Bathroom, 1,810 sqft

Rural on 0.27 Acres

River Ravine Estates, Rural Brazeau County, AB

Newer luxury home in River Ravine Estates! Absolutely stunning 1,800+ sq ft bungalow, beautifully situated on a spacious 0.27-acre fenced lot in the sought-after community of River Ravine Estates. This thoughtfully designed 5-bedroom, 4-bath home features an open, airy layout featuring soaring 11 ft ceilings & large windows that flood the space with natural light from front to back. The modern kitchen is a true highlight, complete with an expansive island, quartz countertops, stainless steel appliances, & a sleek lighting package—including ceiling LED lighting. Next a spectacular living room fireplace surrounded by floor to ceiling stonework is a focal point here. The basement includes 2 more bedrooms, a 4th bath, & large family room with wetbar. A high-eff. furnace, Central AC, HRV system, triple-pane windows, fibre optic connection, & so much more! Outside a spacious 24x10 vinyl deck w/aluminum railing & professional landscaping featuring stylish concrete patios front & back. Triple-car garage as well!

Built in 2023

## **Essential Information**



MLS® #	E4436742
Price	\$739,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,810
Acres	0.27
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	#505 49119 Range Rd 73
Area	Rural Brazeau County
Subdivision	River Ravine Estates
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 0B9

### Amenities

Features	Air Conditioner, Deck, Patio, Vaulted Ceiling, Vinyl Windows, See Remarks, Vacuum System-Roughed-In
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, No Back Lane, Schools, See Remarks
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 14th, 2025

Days on Market                34

Zoning                            Zone 90

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Listing information last updated on June 16th, 2025 at 10:17pm MDT