

# **\$329,900 - 48112 Range Road 55, Rural Brazeau County**

MLS® #E4438770

**\$329,900**

3 Bedroom, 1.00 Bathroom, 1,408 sqft

Rural on 4.79 Acres

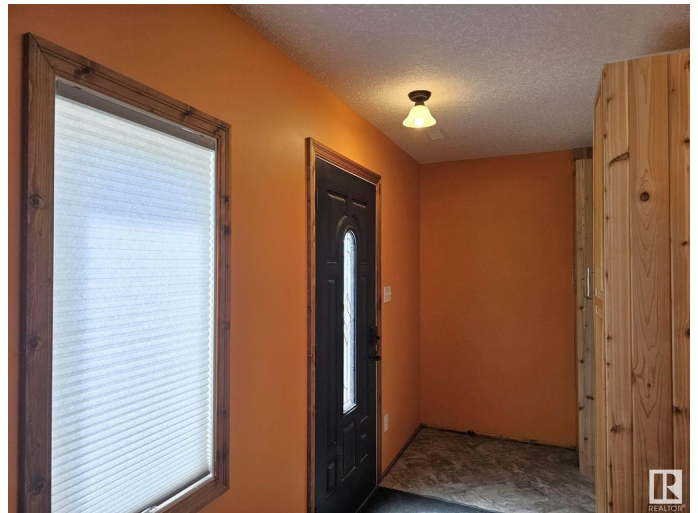
None, Rural Brazeau County, AB

This home built in 2008 rests on a 4.79 acre parcel 19 miles from Drayton Valley! The property is cleared with beautiful views of trees to the south and west. The deck wraps around the south and east side of the home, perfect for enjoying morning coffee or even BBQ's in the summer! Upon entering the home you'll be pleased with the newer kitchen lots of counterspace and cabinetry, not to mention the breakfast bar. The wood stove serves as a focal point on the main level in between the kitchen/dining area and the living room. The 3 piece bathroom is located on the main floor. Upstairs one finds the larger master bedroom, and the 2nd and 3rd bedrooms. This property is close to both Drayton Valley and Breton. This is a greater starter acreage or weekend getaway!

Built in 2008

## **Essential Information**

MLS® #	E4438770
Price	\$329,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,408
Acres	4.79
Year Built	2008



Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	48112 Range Road 55
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 0S0

### Amenities

Features	Deck
----------	------

### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Flat Site
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	May 27th, 2025
Days on Market	68
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 8:17am MDT