

# **\$650,000 - 49531 Range Road 55, Rural Brazeau County**

MLS® #E4447823

**\$650,000**

3 Bedroom, 2.50 Bathroom, 1,952 sqft

Rural on 19.87 Acres

None, Rural Brazeau County, AB

This wonderful 20 acre property is located 18 miles east of Drayton Valley! The gravelled driveway to the property provides privacy and the mature yard site is pleasing. Upon entering the home you'll be pleased with the soaring ceiling in the living room providing a sense of space. The kitchen provides lots of cabinetry and counterspace and a pantry. The hardwood throughout the main floor is beautiful. The office on the main floor could be used as a 3rd bedroom if one wants. The laundry is on the main floor. Upstairs one finds a great sitting room that overlooks the acreage to the east. The master bedroom features a 5 piece ensuite complete with a jacuzzi tub, the 2nd bedroom upstairs has its own 4 piece ensuite. The basement is a walk out with in floor heat, attached garage (26x26) has in floor heat too. The covered veranda wraps around most of the home, with a aggregate stone patio out front. Single detached garage measures 32x20. Detached shop measures 28x40 with a full level (ICF) underneath.

Built in 2000

## **Essential Information**

MLS® # E4447823

Price \$650,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,952
Acres	19.87
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	49531 Range Road 55
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 2H0

### Amenities

Features	Vinyl Windows, Walkout Basement
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs
Construction	Wood
Foundation	Insulated Concrete Form

### Additional Information

Date Listed	July 15th, 2025
Days on Market	2

## Zoning

## Zone 90

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Listing information last updated on July 17th, 2025 at 4:18pm MDT