

# **\$1,050,000 - 4 49006 Rge Road 73, Rural Brazeau County**

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MLS® #E4451021

**\$1,050,000**

6 Bedroom, 3.50 Bathroom, 3,095 sqft

Rural on 1.10 Acres

Valleyview Estates\_MBRA, Rural Brazeau County, AB

ABSOLUTELY STUNNING 2 STOREY HOME ON 1.1 ACRES! Featuring a Triple Attached Garage, 30x32 Finished/Heated SHOP AND a 16x40 ft INGROUND POOL! Located in sought-after Valley View Estates, on the edge of Drayton Valley, AB! This 6-bed, 3.5-bath Beauty blends Luxury with Comfort! Enjoy new luxury vinyl plank flooring, a gourmet kitchen with NEW quartz countertops, stainless appliances, cozy living room with a wood-burning fireplace, formal dining area, office, 2-pce bath AND a second family room with a gas fireplace, that's only the main level! Upstairs, the spacious primary suite features a 4-pc ensuite with double-sided fireplace, private balcony with river views & a coffee station! 3 more bedrooms, a 5-pc main bath & laundry area complete the upper level! The finished basement adds 2 bedrooms, a full bath, large rec room & storage room! The Beautiful backyard offers, privacy and relaxation with a large patio, pool & pool house that houses recently upgraded pool equipment! Every detail impresses!

Built in 2000

## **Essential Information**



MLS® #	E4451021
Price	\$1,050,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,095
Acres	1.10
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4 49006 Rge Road 73
Area	Rural Brazeau County
Subdivision	Valleyview Estates_MBRA
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

### **Amenities**

Features	Parking-Extra, Pool-Outdoor, See Remarks
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Landscaped, No Back Lane, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 2nd, 2025  
Days on Market       3  
Zoning                 Zone 90

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