

\$1,175,000 - 9213 Hwy 621, Rural Brazeau County

MLS® #E4417231

\$1,175,000

3 Bedroom, 4.50 Bathroom, 2,592 sqft

Rural on 158.47 Acres

None, Rural Brazeau County, AB

Magnificent custom-built home situated on 158.47 acres! Quality finishings & an incredible window package. 14 triple glazed Pella windows. 10 w/ slimshade & 4 without. Massive modern country kitchen w/ black stainless-steel appliances featuring a 6-burner gas countertop range & lg island. Dining area has 9'™ ceilings & the living room boasts 24'™ cathedral ceilings & a beautiful floor to ceiling stone fireplace. Lg primary bdrm w/ 5-piece ensuite & walk-in closet, a 2-piece bath/laundry room & access to the oversized double garage. Upper floor mezzanine has large family room & 2 large bedrooms, both featuring walk-in closets, ensuites & storage spaces. Basement has a lg utility room, 4-piece bath, fully concreted secured storage room & is awaiting bdrm development. Home has hot water & forced air heat. Drilled well provides soft water. The property has a heated 32'™ x 48'™ shop w/ 18'™ bay door, Viessmann hot water in-floor heat. Land has 5 edible fruit bearing bushes & \$13,800 annual lease revenue.

Built in 2018

Essential Information

MLS® # E4417231

Price \$1,175,000



Bedrooms	3
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,592
Acres	158.47
Year Built	2018
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	9213 Hwy 621
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A3

Amenities

Features	Air Conditioner, Fire Pit, Front Porch, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Workshop, See Remarks
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Private Setting, Treed Lot, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed January 7th, 2025

Days on Market 161

Zoning Zone 90

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