# \$890,000 - 49022b Rr 73, Rural Brazeau County

MLS® #E4440646

## \$890,000

5 Bedroom, 3.50 Bathroom, 2,343 sqft Rural on 3.29 Acres

Eastview Heights, Rural Brazeau County, AB

Experience the PERFECT BLEND OF **COUNTRY PRIVACY & TOWN** CONVENIENCE with this exceptional 3.29-acre property located right on the RING ROAD! This stunning Cape Cod-style home offers 5 bedrooms, 4 fully renovated bathrooms, & truly checks every box for comfort, luxury, and lifestyle. Step inside to find a beautifully updated interior, featuring a modern kitchen with quartz countertops, skylights that flood the space with natural light, & two sets of patio doors that extend your living space outdoors. The spacious primary bedroom is privately situated upstairs, offering a peaceful retreat. This property is a dream for outdoor entertaining. Enjoy summer evenings in the concrete gazebo area or gathered around the firepit. The maintenance free rear patio includes a hot tub & is surrounded by plenty of outdoor lighting to set the perfect mood, whether you're hosting guests or unwinding with family. The yard is spectacular and private, ideal for kids, pets, outdoor hobbies, & toys! Full list of updates available!







Built in 1999

## **Essential Information**

MLS® # E4440646 Price \$890,000 Bedrooms 5

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,343

Acres 3.29

Year Built 1999

Type Rural

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

# **Community Information**

Address 49022b Rr 73

Area Rural Brazeau County

Subdivision Eastview Heights

City Rural Brazeau County

County ALBERTA

Province AB

Postal Code T7A 2A2

#### **Amenities**

Features Off Street Parking, Deck, Fire Pit, Front Porch, Gazebo, Hot Tub, No

Smoking Home, Parking-Extra, Vaulted Ceiling

#### Interior

Interior Features ensuite bathroom

Heating Hot Water, In Floor Heat System, Natural Gas

Fireplace Yes

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Airport Nearby, Fenced, Golf Nearby, Schools, Shopping Nearby

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 4th, 2025

Days on Market 166

Zoning Zone 90

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