

\$735,000 - 49208 Rge Rd 84, Rural Brazeau County

MLS® #E4455474

\$735,000

4 Bedroom, 2.50 Bathroom, 1,238 sqft
Rural on 7.12 Acres

None, Rural Brazeau County, AB

Your Private Oasis “ Just 10 Minutes From Town! Magically tucked away on 7.12 acres and hidden just off the highway, this property blends country living with unmatched convenience. Only a short 10-minute drive from town, yet it feels like your own private retreat surrounded by nature. Step inside and you’ll love the open concept kitchen, main floor laundry, and the bright, inviting layout. The basement has been upgraded with new flooring, and the home is kept comfortable year-round with two A/C units. Outside, the upgrades continue “ a new garage, off-grid Generac system, and thoughtful touches throughout. But that’s not all: the sale includes a ton of brand-new furniture and even a brand-new home gym so you can move right in and enjoy. This property truly has it all “ space, privacy, modern upgrades, and the peace of mind of country living without sacrificing the convenience of being close to town. 7.12 Acres | 10 Min to Town | Fully Loaded with Extras



Built in 1956

Essential Information

MLS® #	E4455474
Price	\$735,000
Bedrooms	4

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,238
Acres	7.12
Year Built	1956
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	49208 Rge Rd 84
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A3

Amenities

Features	Air Conditioner, Exercise Room, Patio, Workshop
----------	---

Interior

Heating	Heat Pump, In Floor Heat System, Natural Gas, Wood
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 30th, 2025
Days on Market	79
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 November 16th, 2025 at 9:32pm MST