

# \$749,900 - 8402 Township 503, Rural Brazeau County

MLS® #E4411730

**\$749,900**

2 Bedroom, 1.00 Bathroom, 1,801 sqft

Rural on 67.03 Acres

None, Rural Brazeau County, AB

Private and secluded acreage close to crown land and the Pembina River! This home sits a quarter mile off the county road in a beautiful park-like setting. Inside you'll find an inviting layout with a spacious kitchen and living room. As well as 2 good sized bedrooms and 4 piece bathroom that features a claw foot soaker tub. The kitchen will please the family cook with the abundance of cabinetry and counter space, stainless steel appliances, including the gas stove! Outside in the yard there are many great features such as a massive aerated pond that is 30 ft deep and stocked with fish! It even has its own island with a dock and a bridge to access it. You'll also find a large covered carport along the home and a large shelter capable of covering RV's and campers! Upgrades over the years include furnace, hot water tank, central air conditioning, and vinyl windows.

Built in 2000

## Essential Information

MLS® #	E4411730
Price	\$749,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,801



Acres	67.03
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8402 Township 503
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A3

### **Amenities**

Features	Air Conditioner, Front Porch, Vinyl Windows
----------	---

### **Interior**

Heating	Forced Air-1, Wood Stove, Propane
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Not Fenced, Stream/Pond
Construction	Wood
Foundation	Piling

### **Additional Information**

Date Listed	October 24th, 2024
Days on Market	189
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 April 30th, 2025 at 11:47pm MDT