

\$445,000 - #201 49510 Highway 22, Rural Brazeau County

MLS® #E4429947

\$445,000

4 Bedroom, 2.00 Bathroom, 2,058 sqft

Rural on 2.99 Acres

Fairway Meadows, Rural Brazeau County, AB

You cannot beat this location! This 2058sqft 1 and a half story split level bungalow has endless potential! Situated on a stunning 2.99 acre parcel only 7 minutes north of Drayton Valley! The main level offers a large living room thatâ€™s brightly lit with a bay window, a large dining room & a functional kitchen that leads down into a second family room boasting a stone wood-burning fire place and access to the large east facing patio. Finishing off the main floor is a bedroom, laundry space, and a two-piece bath. The upper floor has a large primary bedroom w/ a 2-piece ensuite, two more good sized bedrooms and a 4-piece bathroom. The home has a half basement w/ a huge crawl space for storage and a wood burning stove. Windows on the upper floor are vinyl, new high efficiency furnace(2022), newer garage door(2014). Finishing off the property is a 35 X 48 Quonset! With some maintenance and upgrades this property has great potential to be a fantastic acreage for a growing family! Home is sold AS IS.

Built in 1981

Essential Information

MLS® # E4429947

Price \$445,000



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	2,058
Acres	2.99
Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	#201 49510 Highway 22
Area	Rural Brazeau County
Subdivision	Fairway Meadows
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 1S7

Amenities

Features	Crawl Space, Patio, Vinyl Windows, See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

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

Additional Information

Date Listed April 7th, 2025

Days on Market 76

Zoning Zone 90

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