

## \$669,900 - 522 49119 Rr73, Rural Brazeau County

MLS® #E4434978

**\$669,900**

4 Bedroom, 3.50 Bathroom, 2,074 sqft

Rural on 0.30 Acres

River Ravine Estates, Rural Brazeau County,  
AB

Built with exceptional attention to detail, this lovely home exudes outstanding quality from top to bottom. From the moment you walk in, the grand foyer with its towering ceiling sets the tone. The kitchen is a true highlight, featuring a large island, an abundance of cabinetry & striking granite countertops. A gas fireplace anchors the living room, creating a cozy focal point, while high-end vinyl plank flooring runs throughout for a seamless & durable finish. Upstairs, you'll find 4 sizeable bedrooms & a naturally bright & spacious laundry room conveniently located on the upper level as well. The primary suite is a retreat of its own, offering a luxurious 6-pce ensuite complete with quartz counters, dual sinks, & a relaxing jetted tub – & did we mention the central air? A finished, beaming basement features in-floor heating, an office, 3 pce bath, & room for a possible 5th bedroom. Step out onto the covered deck & enjoy the peaceful & very private backyard.. A triple garage, & RV parking here too!

Built in 2017

### Essential Information

MLS® # E4434978

Price \$669,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,074                  |
| Acres          | 0.30                   |
| Year Built     | 2017                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 522 49119 Rr73       |
| Area        | Rural Brazeau County |
| Subdivision | River Ravine Estates |
| City        | Rural Brazeau County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7A 2A2              |

### **Amenities**

|          |  |
|----------|--|
| Features | Air Conditioner, Deck, Hot Water Instant, Vinyl Windows, See Remarks |
|----------|--|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Partial, Finished                               |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, No Back Lane, Private Setting, See Remarks |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed May 6th, 2025

Days on Market 43

Zoning Zone 90

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