

# **\$1,150,000 - 48417 Range Road 51a, Rural Brazeau County**

MLS® #E4434987

**\$1,150,000**

2 Bedroom, 3.00 Bathroom, 1,438 sqft

Rural on 149.18 Acres

None, Rural Brazeau County, AB

**HORSE LOVER'S PARADISE!** This wonderful 1/4 section with a beautiful log home, shop, and riding arena (with barn attached) is located 15 miles east of Drayton Valley! The log home has been wonderfully maintained (quartz in kitchen) with a beautiful wood stove serving as the focal point in the living room with soaring ceilings! Master bedroom is upstairs with a balcony to enjoy your coffee in morning sunlight. Walk out basement features 2nd full kitchen and a 3 piece bath, recreation room and plenty room for 3rd bedroom. Covered veranda at front and deck behind provide lots of room to entertain. Setup of horses is great with a 60x120 riding arena (12 & 14 foot doors), the barn attached features 5 box stalls, tack room, office, and bathroom. There are several paddocks, waterers, and horse shelters. The shop measures 32x52 with a 12 foot overhead door, mezzanine and lean-to attached. The property offers lots of contour with gently sloping land an lots of trails throughout, not to mention 3 bodies of water!

Built in 1997

## **Essential Information**

MLS® # E4434987

Price \$1,150,000



Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,438
Acres	149.18
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	48417 Range Road 51a
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 0W0

### Amenities

Features	Walkout Basement
----------	------------------

### Interior

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

### Exterior

Exterior	Log
Exterior Features	Cross Fenced, Fenced, Fruit Trees/Shrubs, Landscaped, Vegetable Garden
Construction	Log
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 7th, 2025
-------------	---------------

Days on Market 42

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 June 18th, 2025 at 8:17am MDT