

\$499,000 - 50428 Range Road 81, Rural Brazeau County

MLS® #E4448312

\$499,000

4 Bedroom, 2.00 Bathroom, 1,580 sqft

Rural on 9.24 Acres

None, Rural Brazeau County, AB

Situated on 9.24 acres, this bright and spacious bungalow has everything you need. The oversized single garage is heated and has laundry with additional laundry hookups in the utility room. There are four bedrooms, with the primary having a unique option of French door access to another bedroom, perhaps the perfect nursery set up? There is a 3 pc and 4 pc bathroom on either end of the home. The center of it all is the country pine kitchen with ample cupboard space and the gorgeous dining room with bay window! And don't forget the large living room with vaulted ceilings. Let's move on to the versatile shop! Measuring 100ftX30ft the possibilities are endless! There is the ability to hook up in-floor heat with four thermostats throughout. The south side of the shop is set up as an office, the middle has a room set up for wood work, and the large bay area with two overhead doors has a wood stove, two horse stalls and incredible space. There is a second approach for road access to the shop as well!

Built in 1994

Essential Information

MLS® # E4448312

Price \$499,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,580
Acres	9.24
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	50428 Range Road 81
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

Amenities

Features	Deck, Vaulted Ceiling, Workshop, See Remarks, Heat Exchanger
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Interior

Heating	In Floor Heat System, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Fenced, Low Maintenance Landscape, See Remarks
Construction	Wood
Foundation	Slab

Additional Information

Date Listed	July 17th, 2025
Days on Market	99
Zoning	Zone 90

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Listing information last updated on October 24th, 2025 at 3:32pm MDT