

# \$499,000 - 5049 50a Avenue, Rural Brazeau County

MLS® #E4455345

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,227 sqft

Rural on 0.44 Acres

Lindale, Rural Brazeau County, AB

Welcome to this beautifully cared for property that offers almost half an acre to call your own!

This modular home sits on a concrete walkout basement and offers over 2300 sqft of comfortable living space with central A/C! The open kitchen, dining, and living room are bright and welcoming, with patio doors leading to a private deck where youâ€™ll love relaxing with no neighbors in sight! There are 3 decks to enjoy, a front and back yard full of space that include a 24x24 garage, 20x30 shop (both built less than 6 yrs ago), 40 ft sea-can, and a solid shed that provide all the storage you could possibly need! This home blends practicality with charm, all in the quiet Hamlet of Lindale, AB! Situated only 20 minutes to Drayton Valley for everything you need and 40 minutes to Leduc for everything that you want! \*Outlines on drone photo is approximate\*

Built in 2003

## Essential Information

MLS® #	E4455345
Price	\$499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,227
Acres	0.44



Year Built	2003
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5049 50a Avenue
Area	Rural Brazeau County
Subdivision	Lindale
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 1W0

### **Amenities**

Features	Air Conditioner, Deck, No Smoking Home, Parking-Extra, R.V. Storage, Walkout Basement, See Remarks
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### **Interior**

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

### **Exterior**

Exterior	Prefab
Exterior Features	Corner Lot, Golf Nearby, Landscaped, Private Setting, See Remarks
Construction	Prefab
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 29th, 2025
Days on Market	5
Zoning	Zone 90

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Listing information last updated on September 3rd, 2025 at 6:47pm MDT