

# **\$1,675,000 - 49215 Hwy 759, Rural Brazeau County**

MLS® #E4456329

**\$1,675,000**

4 Bedroom, 3.00 Bathroom, 2,240 sqft

Rural on 380.02 Acres

None, Rural Brazeau County, AB

Stunning 134-acre game farm, meticulously maintained and designed for the serious outdoorsman. ADDITIONAL 245.7 ACRES GRAZING LEASE INCLUDED! Fenced, with a barn specifically built for elk, 3 auto waterers and cross fenced, this property offers everything for a premier operation.

Custom-built 2011, 1.5-story home is flooded with natural south-facing light. Large A-framed windows showcase a breathtaking rolling valley & stream views. A spiral staircase competes with the gas fireplace as the focal point of the open main floor which leads to an exclusive upper-level primary bedroom with ensuite and walk-in closet. The kitchen/dining/livingrooms are all on the main level, as well as bedroom with garden door to deck, a full bath and laundry room. The lowest level features two additional bedrooms and a spacious, curved shaped, bonus room. Designed for Alberta winters with two furnaces-natural gas and a wood-burning backup. A huge 40x80 shop includes a 40x20 fully equipped 2 level apartment, and double carport.

Built in 2011

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4456329    |
| Price  | \$1,675,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,240                  |
| Acres          | 380.02                 |
| Year Built     | 2011                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 49215 Hwy 759        |
| Area        | Rural Brazeau County |
| Subdivision | None                 |
| City        | Rural Brazeau County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7A 1R5              |

### Amenities

|          |                                                                                                                                                 |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Tankless, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Heating           | Forced Air-1, Wood Stove, Natural Gas, Wood |
| Fireplace         | Yes                                         |
| Stories           | 3                                           |
| Has Basement      | Yes                                         |
| Basement          | Full, Finished                              |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood                                                                  |
| Exterior Features | Creek, Cross Fenced, Fenced, Hillside, Rolling Land, Vegetable Garden |
| Construction      | Wood                                                                  |
| Foundation        | Insulated Concrete Form                                               |

### Additional Information

Date Listed September 4th, 2025

Days on Market 48

Zoning Zone 90

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Listing information last updated on October 22nd, 2025 at 1:17pm MDT