

## **\$699,900 - 504, 49119 Rr 73, Rural Brazeau County**

MLS® #E4411682

**\$699,900**

3 Bedroom, 3.50 Bathroom, 2,161 sqft

Rural on 0.20 Acres

River Ravine Estates, Rural Brazeau County,  
AB

Welcome to this gorgeous brand new newly built home located in sought after River Ravine Estates. This massive 2160 sq ft bungalow includes a ton of features including, 11 ft ceilings, central AC, heated garage, built-in external LED lights, central vac, a massive chef's kitchen with SS appliances, quartz countertops, huge island, tons of cabinets, electric fireplace, triple pane windows, updated lighting package, main floor laundry to just name a few. The primary bedroom features a coffered ceiling, 5 piece bath with glass shower, double vanity, freestanding tub and walk-in closet. The other two bedrooms are large and include their own 4 pce bath and walk-in closet. The laundry and the powder room round out the main floor. Outside you will notice the huge driveway, vinyl covered back deck and the home backs onto the trees. Don't miss out on this beautiful home in a great neighborhood and don't forget the low county property taxes! Alberta New Home Warranty and GST is INCLUDED in the list price!!!

Built in 2024

### **Essential Information**

MLS® # E4411682

Price \$699,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,161
Acres	0.20
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	504, 49119 Rr 73
Area	Rural Brazeau County
Subdivision	River Ravine Estates
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 0B9

### Amenities

Features	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Level Land, Schools, Shopping Nearby

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 25th, 2024
Days on Market	176
Zoning	Zone 90

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