

## **\$689,900 - 506, 49119 Rr 73, Rural Brazeau County**

MLS® #E4411686

**\$689,900**

4 Bedroom, 3.50 Bathroom, 2,072 sqft

Rural on 0.20 Acres

River Ravine Estates, Rural Brazeau County,  
AB

Beautiful brand new home in the wonderful community of River Ravine Estates. This bungalow features over 2070 sq ft with 4 large bedrooms, 3.5 baths, vinyl and tile floors, 11 ft ceilings, upgraded fixtures, central AC and a triple heated garage. The living room is cozy with electric fireplace with built-ins, the kitchen has ample cabinetry, SS appliances, quartz countertops, under cabinet lighting, large island and a full bank of cabinets for all your storage needs. The dining room has a patio door that leads out to the back deck with faces the trees. The primary bedroom includes a coffered ceiling, 5 piece bath and walk-in closet. Bedrooms 2 and 3 share a 4 piece bath and bedroom 4 has its own 4 piece bath. There is ample parking in the driveway and there are built-in LED lights in the soffits that are controlled off your phone. There are also roughed in cameras and speakers hardwired in some of the rooms that can be hooked up if desired. Alberta Homeowners Warranty and that darn GST is included!

Built in 2024

### **Essential Information**

MLS® # E4411686

Price \$689,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,072
Acres	0.20
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	506, 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
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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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