

# \$995,000 - 49213 Range Road 82, Rural Brazeau County

MLS® #E4418641

**\$995,000**

2 Bedroom, 2.50 Bathroom, 1,924 sqft

Rural on 3.82 Acres

None, Rural Brazeau County, AB

INTRODUCING A STUNNING 2022 CUSTOM BUNGALOW that sits on 3.82 acres, just 5 minutes West of Drayton Valley on a dead end road! Complete with an OVERSIZED 30x34 TRIPLE GARAGE that has 13 ft ceilings, 10ft tall doors & epoxy floors! The gated driveway leads to beautiful landscaping, rock beds, and stamped concrete on both front and back COVERED DECKS! More outstanding features include, Apex double-sided black vinyl windows, 10-ft ceilings, 8-ft doors, and fir wood ceiling beams. The open-concept living area is bright with massive windows! The chef's kitchen features quartz countertops, a waterfall island, and KitchenAid appliances that include a 36-inch gas stove with pot filler. The primary bedroom features a fireplace, 5-piece ensuite, complete with a walkthrough closet with a vanity! This home offers exceptional quality & design plus a location that is unmatched!

Built in 2022

## Essential Information

MLS® #	E4418641
Price	\$995,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,924
Acres	3.82
Year Built	2022
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	49213 Range Road 82
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A3

### **Amenities**

Features	Bar, Ceiling 10 ft., Closet Organizers, Deck, Vinyl Windows
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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	Fenced, Landscaped, No Back Lane, No Through Road, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 18th, 2025
Days on Market	91
Zoning	Zone 90

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Listing information last updated on April 19th, 2025 at 6:32am MDT