\$614,900 - 204, 49119 Rr 73, Rural Brazeau County

MLS® #E4417617

\$614,900

6 Bedroom, 3.50 Bathroom, 1,699 sqft Rural on 0.20 Acres

River Ravine Estates, Rural Brazeau County, AB

This stunning new build offers over 3100 sq ft of living space, designed with modern living in mind. You won't find your builder basic finishings and fixtures here! This FULLY FINISHED home features 6 BR's, 3.5 baths, 10 ft ceilings, vinyl flooring, central AC, SS appliances, quartz countertops, main floor laundry, triple pane windows, high efficiency furnace and HWT, HRV system, electric fireplace, roughed in central vac, cameras, ceiling speakers, fully sodded yard & much much more! Located in sought after River Ravine Estates, this home is on all town amenities including fiber optic and favorable property taxes. This home includes the Alberta New Home Warranty AND that darn GST is also INCLUDED in the price!





Built in 2025

Essential Information

MLS® # E4417617 Price \$614,900

Bedrooms 6

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,699

Acres 0.20



FLOOR 1 146.3 m² (1,575 sq.ft.) FLOOR 2 157.8 m² (1,699 sq. EXCLUDED AREAS : EXTERNAL AREAS 18.1 m² (194 sq.ft.) TOTAL : 394.2 m² (3,274 sq.ft.)

Year Built 2025 Type Rural

Sub-Type Detached Single Family

Style Raised Bungalow

Status Active

Community Information

Address 204, 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, Ceiling 10 ft., Deck,

Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Hot Wtr Tank-Energy Star, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Vacuum System-Roughed-In, HRV System, Natural Gas

BBQ Hookup, Natural Gas Stove Hookup

Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Fireplace Yes Stories 1

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood

Exterior Features Flat Site, Golf Nearby, Level Land, Low Maintenance Landscape, No.

Back Lane, Public Swimming Pool, Ravine View, Schools, Shopping

Nearby, Partially Fenced

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed January 10th, 2025

Days on Market 294

Zoning Zone 90

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