

## \$579,900 - 7208 Twp 495, Rural Brazeau County

MLS® #E4420063

**\$579,900**

4 Bedroom, 2.50 Bathroom, 1,106 sqft

Rural on 2.05 Acres

None, Rural Brazeau County, AB

Welcome home to your private piece of paradise only minutes from DV. This stunning move in ready 1100sq/ft bungalow showcases 4 beds, 3 baths and everything you have been dreaming about! The home offers a bright and spacious living room, a terrific kitchen area with lots of counter space, lovely cabinets, pantry and gorgeous tile backsplash. Patio doors open up to the immaculate outdoor space and exceptional covered patio.

Additional features include A/C, wood burning fireplace down, NEW furnace, NEW hot water tank, FRESH paint, NEW garage door opener, NEW septic pump, shed, firepit area, playground and so much more! Windows, doors, shingles, and siding have also been replaced. The property has an artesian well and a water softener for amazing drinking water. The paved driveway leads you right to the heated double attached garage, RV pad, and newly built 30x40 shop from the lockable gates at the entrance. Pride of ownership is written all over this fenced and treed 2.05 acre acreage. Amazing sunrises!

Built in 1982

### Essential Information

MLS® # E4420063

Price \$579,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,106                  |
| Acres          | 2.05                   |
| Year Built     | 1982                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7208 Twp 495         |
| Area        | Rural Brazeau County |
| Subdivision | None                 |
| City        | Rural Brazeau County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0E 1Z0              |

### Amenities

|          |   |
|----------|---|
| Features | Air Conditioner, Deck, Dog Run-Fenced In, Exercise Room, Fire Pit, No Smoking Home, Parking-Extra, Patio, R.V. Storage, Vinyl Windows |
|----------|---|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Picnic Area, Private Setting, Ski Hill Nearby, Treed Lot |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            February 2nd, 2025  
Days on Market      93  
Zoning                Zone 90

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