

# **\$775,000 - 50009 Range Road 70, Rural Brazeau County**

MLS® #E4423172

**\$775,000**

4 Bedroom, 2.50 Bathroom, 2,920 sqft

Rural on 4.99 Acres

None, Rural Brazeau County, AB

This luxury 4.99 acre estate is nestled above the North Saskatchewan River showcasing breathtaking surroundings. Entering the home you are greeted with high end finishings, spectacular vaulted ceilings, and a grand staircase. The sunken living rooms gas fireplace is a beautiful focal point. The chef kitchen features heated granite countertops, and the dining room leads you to the covered deck to watch the sunrise. Main floor laundry, convenient mud room, 3 beds, and an exquisite bath finish the main floor. The upstairs primary loft retreat offers a spa-inspired bath with air jet soaker tub, double walk in shower, massive closet, huge windows, private deck and office space. The 2031 sq/ft open and bright walkout basement boasts infloor heat, endless potential for entertaining, tall ceilings, and is awaiting your finishing touches. The grounds are enriched with mature trees, tree house, shed, chicken coop, hot tub, toboggan hill, fruit trees, and walking trails. This private acreage is truly one of a kind!

Built in 2014

## **Essential Information**

MLS® # E4423172

Price \$775,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,920
Acres	4.99
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	50009 Range Road 70
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

### **Amenities**

Features	Closet Organizers, Deck, Hot Tub, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks, Natural Gas BBQ Hookup
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Landscaped, Private Setting, Treed Lot, See Remarks
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 26th, 2025

Days on Market                69

Zoning                            Zone 90

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