

\$285,000 - 49012 Range Road 83, Rural Brazeau County

MLS® #E4432943

\$285,000

4 Bedroom, 2.00 Bathroom, 1,600 sqft

Rural on 3.85 Acres

None, Rural Brazeau County, AB

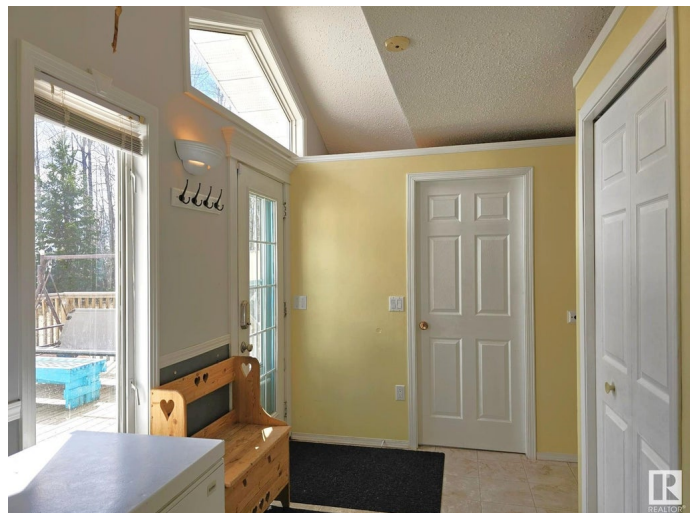
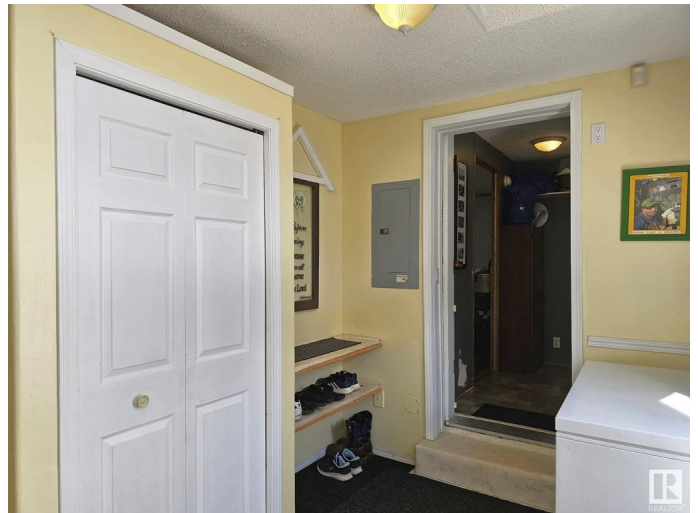
Beautiful 3.85 acres only 10 minutes from Drayton Valley! This 1994 1600 sqft home is perfect for a growing family! The home is a 16X80 mobile w/ a large addition, offering a 2nd living room/rec space, 4th bed and a large entrance! The primary bed is spacious w/ a 4-piece ensuite & a walk-in closet! Kitchen is functional w/ large dining area. Livingroom is full of natural light through two large south facing windows! A wide hallway leads to 2 additional beds & 4-piece main bath. The land offers the perfect ratio of open space & treed area for adventure, outdoor activities & gardening! The property has a powered storage shed & a negotiable 8X40 sea can that is powered & modified to provide a workshop as well as storage. Upgrades include; Shingle 2014, new eave strophes, siding & deck 2017, hot water tank 2019. Weeping tile installed under driveway for proper drainage from the home into a trench on south side of property. Enjoy mother nature while having the convenience of a short drive to all amenities!

Built in 1994

Essential Information

MLS® # E4432943

Price \$285,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,600
Acres	3.85
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	49012 Range Road 83
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A3

Amenities

Features	Closet Organizers, Deck, Fire Pit, No Smoking Home, Parking-Extra, Vinyl Windows, Workshop, See Remarks
----------	---

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Low Maintenance Landscape, No Back Lane, Private Setting, See Remarks
Construction	Wood
Foundation	Block, See Remarks, Wood

Additional Information

Date Listed April 23rd, 2025

Days on Market 10

Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 11:02am MDT