

## \$274,900 - 9 49410 Rge Road 81, Rural Brazeau County

MLS® #E4433397

**\$274,900**

3 Bedroom, 2.00 Bathroom, 1,408 sqft

Rural on 5.00 Acres

Kimberly Heights, Rural Brazeau County, AB

This 3-bedroom, 2-bathroom home with a 12' x 16' addition sits on a spacious 5-acre parcel in the Kimberly Heights subdivision. The home offers a bright, open layout and is set on steel piles, with newer shingles providing added peace of mind. A large front deck offers a great space to relax or entertain, while the primary bedroom features its own ensuite and walk-in closet. The yard is nicely maintained and ideal for outdoor activities. An annual lease provides \$750 in extra income. With pavement nearly the entire way and less than 10 minutes to Drayton Valley, this property offers comfortable country living with quick access to town.

Built in 1994

### Essential Information

MLS® #	E4433397
Price	\$274,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,408
Acres	5.00
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	9 49410 Rge Road 81
Area	Rural Brazeau County
Subdivision	Kimberly Heights
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 1J8

### Amenities

Features	Deck, Vinyl Windows
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### 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	Flat Site, Landscaped
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	April 29th, 2025
Days on Market	4
Zoning	Zone 90

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Listing information last updated on May 3rd, 2025 at 12:32am MDT