

# **\$499,000 - 50428 Range Road 81, Rural Brazeau County**

MLS® #E4448312

**\$499,000**

4 Bedroom, 2.00 Bathroom, 1,580 sqft

Rural on 9.24 Acres

None, Rural Brazeau County, AB

Situated on 9.24 acres, this bright and spacious bungalow has everything you need. The oversized single garage is heated and has laundry with additional laundry hookups in the utility room. There are four bedrooms, with the primary having a unique option of French door access to another bedroom, perhaps the perfect nursery set up? There is a 3 pc and 4 pc bathroom on either end of the home. The center of it all is the country pine kitchen with ample cupboard space and the gorgeous dining room with bay window! And don't forget the large living room with vaulted ceilings. Let's move on to the versatile shop! Measuring 100ftX30ft the possibilities are endless! There is the ability to hook up in-floor heat with four thermostats throughout. The south side of the shop is set up as an office, the middle has a room set up for wood work, and the large bay area with two overhead doors has a wood stove, two horse stalls and incredible space. There is a second approach for road access to the shop as well!

Built in 1994

## **Essential Information**

MLS® # E4448312

Price \$499,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,580                  |
| Acres          | 9.24                   |
| Year Built     | 1994                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 50428 Range Road 81  |
| Area        | Rural Brazeau County |
| Subdivision | None                 |
| City        | Rural Brazeau County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7A 2A2              |

### Amenities

|          |                                                              |
|----------|--------------------------------------------------------------|
| Features | Deck, Vaulted Ceiling, Workshop, See Remarks, Heat Exchanger |
|----------|--------------------------------------------------------------|

### Interior

|              |                                   |
|--------------|-----------------------------------|
| Heating      | In Floor Heat System, Natural Gas |
| Stories      | 1                                 |
| Has Basement | Yes                               |
| Basement     | None, No Basement                 |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Wood                                           |
| Exterior Features | Fenced, Low Maintenance Landscape, See Remarks |
| Construction      | Wood                                           |
| Foundation        | Slab                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 107             |
| Zoning         | Zone 90         |

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Listing information last updated on November 1st, 2025 at 12:47am MDT