

\$875,000 - 8409 Twp Rd 493, Rural Brazeau County

MLS® #E4451022

\$875,000

4 Bedroom, 3.50 Bathroom, 2,602 sqft

Rural on 77.60 Acres

None, Rural Brazeau County, AB

Nestled on 77.6 serene acres just 10 minutes from Drayton Valley, this 2,600 sq. ft. with Integrated Concrete Form (ICF) goes right to the ceiling. There is underfloor heat throughout the garage, baths, and two bedrooms, every space is designed for year-round warmth. The main floor features 9'™ ceilings, raised breakfast bar, oak kitchen with walk-through pantry and cherry hardwood flooring in the living and dining room. The 2-pc bath is connected to the laundry and front hall. Upstairs offers 3 large bedrooms, 4-pc main bath, and a spacious ensuite with walk-in closet and 4-pc ensuite bathroom. Bonus theatre room above the garage adds a unique touch. The walkout basement includes a 3-pc bath, painted floors, artist feature wall, and cold room. Step outside to a massive covered wraparound deck with woodstove, a private firepit area, and a licensed 20'™ deep fishpond. New roof finish, heat exchanger, and instant hot water complete this private retreat. A truly rare find for those seeking beauty and privacy.

Built in 2005

Essential Information

MLS® # E4451022

Price \$875,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,602
Acres	77.60
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8409 Twp Rd 493
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 1R4

Amenities

Features	Deck, Front Porch, Skylight, Vinyl Windows, Heat Exchanger
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Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	ICFs (Insulated Concrete Forms)
Exterior Features	Golf Nearby, Private Setting, Stream/Pond, Treed Lot
Construction	ICFs (Insulated Concrete Forms)
Foundation	Insulated Concrete Form

Additional Information

Date Listed	August 2nd, 2025
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Days on Market 3

Zoning Zone 90

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