

## \$679,900 - 205 49119 Rr73, Rural Brazeau County

MLS® #E4461244

**\$679,900**

5 Bedroom, 3.50 Bathroom, 2,247 sqft

Rural on 0.25 Acres

River Ravine Estates, Rural Brazeau County,  
AB

Meticulously maintained in River Ravine Estates! This beautiful two storey home with walk out basement needs to be seen to fully appreciate it! The main floor exhibits a warm atmosphere for entertaining with its open concept kitchen, dining and living room with gas fire place and a large deck to the south facing back yard to enjoy the view of the ravine. Additionally there is a walk through pantry, a 2 pc powder room and access to the triple attached heated garage. Moving upstairs you have a great bonus room over the garage, a 4 pc bath, huge laundry room, 2 great sized bedrooms as well as the primary bedroom where you'll find a large bright ensuite with corner tub, walk in shower and walk in closet. Now onto the basement level we have two roomy bedrooms, a 4 pc bathroom, a rec area, utility room and additional storage room. Outside you have a level yard that is beautifully landscaped and a large shed for those extras. Air conditioned and in-floor heat, try find a season you won't enjoy in this home.

Built in 2011

### Essential Information

MLS® # E4461244

Price \$679,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,247                  |
| Acres          | 0.25                   |
| Year Built     | 2011                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 205 49119 Rr73       |
| Area        | Rural Brazeau County |
| Subdivision | River Ravine Estates |
| City        | Rural Brazeau County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7A 0B9              |

### Amenities

|          |                                                                                     |
|----------|-------------------------------------------------------------------------------------|
| Features | Off Street Parking, Air Conditioner, Deck, Walkout Basement, Natural Gas BBQ Hookup |
|----------|-------------------------------------------------------------------------------------|

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Stories           | 3                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Finished                                  |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood                                                   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Ravine View |
| Construction      | Wood                                                   |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

Date Listed            October 7th, 2025

Days on Market      24

Zoning                Zone 90

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Listing information last updated on October 31st, 2025 at 7:17pm MDT