

# **\$1,140,000 - 49022b Rr 73, Rural Brazeau County**

MLS® #E4440646

**\$1,140,000**

5 Bedroom, 3.50 Bathroom, 2,343 sqft

Rural on 3.29 Acres

Eastview Heights, Rural Brazeau County, AB

Experience the PERFECT BLEND OF COUNTRY PRIVACY & TOWN CONVENIENCE with this exceptional 3.29-acre property located right on the RING ROAD! This stunning Cape Cod-style home offers 5 bedrooms, 4 fully renovated bathrooms, & truly checks every box for comfort, luxury, and lifestyle. Step inside to find a beautifully updated interior, featuring a modern kitchen with quartz countertops, skylights that flood the space with natural light, & two sets of patio doors that extend your living space outdoors. The spacious primary bedroom is privately situated upstairs, offering a peaceful retreat. This property is a dream for outdoor entertaining. Enjoy summer evenings in the concrete gazebo area or gathered around the firepit. The maintenance free rear patio includes a hot tub & is surrounded by plenty of outdoor lighting to set the perfect mood, whether you're hosting guests or unwinding with family. The yard is spectacular and private, ideal for kids, pets, outdoor hobbies, & toys! Full list of updates available!

Built in 1999

## **Essential Information**

MLS® #	E4440646
Price	\$1,140,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,343
Acres	3.29
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	49022b Rr 73
Area	Rural Brazeau County
Subdivision	Eastview Heights
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

### Amenities

Features	Off Street Parking, Deck, Fire Pit, Front Porch, Gazebo, Hot Tub, No Smoking Home, Parking-Extra, Vaulted Ceiling
----------	---

### Interior

Interior Features	ensuite bathroom
Heating	Hot Water, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 4th, 2025

Days on Market 60

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 August 3rd, 2025 at 3:47pm MDT