

# **\$849,900 - 49006 Rge Road 73, Rural Brazeau County**

MLS® #E4442404

**\$849,900**

4 Bedroom, 2.50 Bathroom, 1,511 sqft

Rural on 1.90 Acres

Valleyview Estates\_MBRA, Rural Brazeau County, AB

Located in the highly sought-after Valleyview Estates subdivision on the Ring Road, this exceptional 4-bedroom bungalow offers a unique layout very rarely seen. The main floor boasts vaulted ceilings and beautiful hardwood floors, creating a bright and open feel throughout. The stunning kitchen features granite countertops, a large walk-in pantry, and a distinctive design that overlooks the lower level—perfect for staying connected while entertaining. The spacious main floor master suite includes a huge ensuite and walk-out access to an expansive deck. The backyard is truly a standout feature—extremely private, beautifully treed, and complete with a cozy fire pit area, making it an ideal retreat for outdoor living. The fully finished basement is set up for entertaining, with a wet bar, pool table area, and three additional bedrooms. A double attached garage completes this one-of-a-kind home in one of the area's most desirable locations.

Built in 2001

## **Essential Information**

MLS® # E4442404

Price \$849,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,511
Acres	1.90
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	49006 Rge Road 73
Area	Rural Brazeau County
Subdivision	Valleyview Estates_MBRA
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

### Amenities

Features	Deck, Vaulted Ceiling, Vinyl Windows, Walkout Basement
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, No Back Lane, Private Setting, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 13th, 2025
-------------	-----------------

Days on Market 3

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 June 15th, 2025 at 11:02pm MDT