

# **\$599,900 - 49531 Range Road 55, Rural Brazeau County**

MLS® #E4447823

**\$599,900**

3 Bedroom, 2.50 Bathroom, 1,952 sqft

Rural on 19.87 Acres

None, Rural Brazeau County, AB

This wonderful 20 acre property is located 18 miles east of Drayton Valley! The gravelled driveway to the property provides privacy and the mature yard site is pleasing. Upon entering the home you'll be pleased with the soaring ceiling in the living room providing a sense of space. The kitchen provides lots of cabinetry and counterspace and a pantry. The hardwood throughout the main floor is beautiful. The office on the main floor could be used as a 3rd bedroom if one wants. The laundry is on the main floor. Upstairs one finds a great sitting room that overlooks the acreage to the east. The master bedroom features a 5 piece ensuite complete with a jacuzzi tub, the 2nd bedroom upstairs has its own 4 piece ensuite. The basement is a walk out with in floor heat, attached garage (26x26) has in floor heat too. The covered veranda wraps around most of the home, with a aggregate stone patio out front. Single detached garage measures 32x20. Detached shop measures 28x40 with a full level (ICF) underneath.

Built in 2000

## **Essential Information**

MLS® # E4447823

Price \$599,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,952                  |
| Acres          | 19.87                  |
| Year Built     | 2000                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 49531 Range Road 55  |
| Area        | Rural Brazeau County |
| Subdivision | None                 |
| City        | Rural Brazeau County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0C 2H0              |

### Amenities

|          |                                 |
|----------|---------------------------------|
| Features | Vinyl Windows, Walkout Basement |
|----------|---------------------------------|

### Interior

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

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Wood                    |
| Exterior Features | Fruit Trees/Shrubs      |
| Construction      | Wood                    |
| Foundation        | Insulated Concrete Form |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 21              |

## Zoning

## Zone 90

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Listing information last updated on August 5th, 2025 at 10:32am MDT