# \$614,900 - 204, 49119 Rr 73, Rural Brazeau County

MLS® #E4417617

## \$614.900

6 Bedroom, 3.50 Bathroom, 1,651 sqft Rural on 0.20 Acres

River Ravine Estates, Rural Brazeau County, AB

This stunning new build is under construction and offers over 3000 sq ft of living space, designed with modern living in mind. You won't find your builder basic finishings and fixtures here! This FULLY FINISHED home features 6 BR's, 3.5 baths, 10 ft ceilings, vinyl flooring, central AC, SS appliances, quartz countertops, main floor laundry, triple pane windows, high efficiency furnace and HWT, HRV system, electric fireplace, roughed in central vac, cameras, ceiling speakers, fully sodded yard & much more! Located in sought after River Ravine Estates, this home is on all town amenities including fiber optic and favorable property taxes. Home includes Alberta New Home Warranty. That darn GST is also INCLUDED in the price! New pics coming soon!

Built in 2025

## **Essential Information**

MLS® # E4417617 Price \$614,900

Bedrooms 6

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,651







Acres 0.20 Year Built 2025 Type Rural

Sub-Type Detached Single Family

Style Raised Bungalow

Status Active

## **Community Information**

Address 204, 49119 Rr 73

Area Rural Brazeau County

Subdivision River Ravine Estates

City Rural Brazeau County

County ALBERTA

Province AB

Postal Code T7A 0B9

## **Amenities**

Features Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Deck,

Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Smart/Program. Thermostat, Vinyl Windows, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, Natural

Gas Stove Hookup

## Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Fireplace Yes

Stories 1

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood

Exterior Features Flat Site, Golf Nearby, Level Land, No Back Lane, Public Swimming

Pool, Ravine View, Schools, Shopping Nearby

Construction Wood

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed January 10th, 2025

Days on Market 280

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 October 17th, 2025 at 12:32am MDT