

\$1,150,000 - 102 49413 Rge Road 81, Rural Brazeau County

MLS® #E4442912

\$1,150,000

3 Bedroom, 4.00 Bathroom, 2,367 sqft

Rural on 4.70 Acres

Hill Top Acres_MBRA, Rural Brazeau County, AB

Impressive 1.5-story home on 4.7 acres, highlighted by an absolutely massive, custom-built pond that defines the property's scenic beauty. The main level features a high-end kitchen, cozy sitting room, formal dining area, small office, and a huge master suite with a spa-style ensuite—jetted tub, large tiled walk-in shower, dual sinks, and laundry in the walk-in closet. A 3-season walkout sunroom connects the master and kitchen, leading to a spacious deck perfect for outdoor dining and relaxing. Upstairs is built for entertaining with a large open living room area, wet bar, and pool table. The lower level includes a second bedroom with its own 4-piece ensuite, plus a fully self-contained secondary suite with separate entrance, full kitchen, a third ensuite bedroom, and laundry. Finished off with an attached triple car garage, this property delivers space, recreation, and an unbeatable outdoor setting.

Built in 2007

Essential Information

MLS® #	E4442912
Price	\$1,150,000
Bedrooms	3



Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,367
Acres	4.70
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	102 49413 Rge Road 81
Area	Rural Brazeau County
Subdivision	Hill Top Acres_MBRA
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 1S6

Amenities

Features	Deck, Hot Water Instant, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walk-up Basement, Wet Bar
----------	--

Interior

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

Exterior

Exterior	Wood
Exterior Features	Fenced, Level Land
Construction	Wood
Foundation	Insulated Concrete Form

Additional Information

Date Listed June 17th, 2025

Days on Market 84

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 September 9th, 2025 at 11:32am MDT