

\$386,700 - 50517 Range Road 73, Rural Brazeau County

MLS® #E4446976

\$386,700

3 Bedroom, 2.00 Bathroom, 1,600 sqft

Rural on 4.99 Acres

None, Rural Brazeau County, AB

Welcome to your serene country retreat! This updated 1998 3 bedroom, 2 bathroom, modular home on 5 acres blends modern comfort with rustic charm. Ideal for families, hobby farmers or anyone wanting space to breathe. Step inside to find new flooring, large windows and a bright open layout filled with natural light. The addition features a wood burning stove, while a gas fireplace adds warmth and ambiance to the main living space. The kitchen and dining area flow seamlessly onto a west facing deck, perfect for soaking up sunsets or entertaining, while the huge covered porch on the back is a nice place to drink a morning coffee or have shade in the afternoon and provides that privacy you crave. The spacious primary suite includes an ensuite with relaxing soaker tub and accessibility is top of mind with an access ramp and barrier free shower in the second bathroom. Outside, head out to the fenced yard with new barn-ideal for a few animals, storage or workshop. Rural living with room to grow. Don't miss out!

Built in 1998

Essential Information

MLS® # E4446976

Price \$386,700



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,600
Acres	4.99
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	50517 Range Road 73
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

Amenities

Features	Deck, Detectors Smoke, Front Porch, Skylight, Vaulted Ceiling, Vinyl Windows
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Modular
Exterior Features	Cross Fenced, Fenced, Flat Site, Low Maintenance Landscape
Construction	Modular
Foundation	Piling

Additional Information

Date Listed July 10th, 2025

Days on Market 3

Zoning Zone 90

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