

# **\$1,050,000 - 4 49006 Rge Road 73, Rural Brazeau County**

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MLS® #E4451021

**\$1,050,000**

6 Bedroom, 3.50 Bathroom, 3,095 sqft

Rural on 1.10 Acres

Valleyview Estates\_MBRA, Rural Brazeau County, AB

ABSOLUTELY STUNNING 2 STOREY HOME ON 1.1 ACRES! Featuring a Triple Attached Garage, 30x32 Finished/Heated SHOP AND a 16x40 ft INGROUND POOL! Located in sought-after Valley View Estates, on the edge of Drayton Valley, AB! This 6-bed, 3.5-bath Beauty blends Luxury with Comfort! Enjoy new luxury vinyl plank flooring, a gourmet kitchen with NEW quartz countertops, stainless appliances, cozy living room with a wood-burning fireplace, formal dining area, office, 2-pce bath AND a second family room with a gas fireplace, that's only the main level! Upstairs, the spacious primary suite features a 4-pc ensuite with double-sided fireplace, private balcony with river views & a coffee station! 3 more bedrooms, a 5-pc main bath & laundry area complete the upper level! The finished basement adds 2 bedrooms, a full bath, large rec room & storage room! The Beautiful backyard offers, privacy and relaxation with a large patio, pool & pool house that houses recently upgraded pool equipment! Every detail impresses!

Built in 2000

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4451021               |
| Price          | \$1,050,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,095                  |
| Acres          | 1.10                   |
| Year Built     | 2000                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 4 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 | Parking-Extra, Pool-Outdoor, See Remarks |
|----------|------------------------------------------|

### **Interior**

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

### **Exterior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood                                                   |
| Exterior Features | Landscaped, No Back Lane, Private Setting, See Remarks |
| Construction      | Wood                                                   |
| Foundation        | Concrete Perimeter                                     |

**Additional Information**

Date Listed            August 2nd, 2025  
Days on Market      40  
Zoning                Zone 90

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