

## \$399,500 - 49132 Rr 92, Rural Brazeau County

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MLS® #E4459176

**\$399,500**

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Rural on 7.61 Acres

None, Rural Brazeau County, AB

For the outdoor enthusiast that loves privacy and surrounded by crown land this 7.61 acre acreage is for you! 1200 sq. ft. of in-floor heated living space containing kitchen with large dining area, front entry living room, 1large bedroom, 3 pc. en-suite and 4 pc main bath. South side addition is 280 sq. ft. and would be an ideal games/hobby room. North side addition is 336 sqft has been divided into 2 seperate spaces off the kitchen is a small space ideal for a cold room and the back portion offers another room that would make a nice private reading/tv room and plenty of storage space. The 2 side additions are not heated but a wood stove would cozy up the whole house. A/C is available in the south addition and main living space. 24 x 28 detached garage with power. Front perimeter has secured chain link fence with remote gate, other perimeters are 3 strand barbwire, low maintenance landscaping, front dug out has power close by and would make a wonderful stock pond. Distance to town approx. 18 minutes

Built in 1996

### Essential Information

MLS® # E4459176

Price \$399,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,200                  |
| Acres          | 7.61                   |
| Year Built     | 1996                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 49132 Rr 92          |
| Area        | Rural Brazeau County |
| Subdivision | None                 |
| City        | Rural Brazeau County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7A 1R9              |

### Amenities

|          |                             |
|----------|-----------------------------|
| Features | Air Conditioner, No Smoking |
|----------|-----------------------------|

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Heating           | In Floor Heat System, Propane |
| Stories           | 1                             |
| Has Basement      | Yes                           |
| Basement          | None, No Basement             |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood                                                         |
| Exterior Features | Backs Onto Park/Trees, Fenced, Private Lane, Private Setting |
| Construction      | Wood                                                         |
| Foundation        | Slab                                                         |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 23rd, 2025 |
|-------------|----------------------|



|                |         |
|----------------|---------|
| Days on Market | 38      |
| Zoning         | Zone 90 |

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Listing information last updated on October 31st, 2025 at 6:47am MDT