# \$989,900 - 102 49413 Rge Road 81, Rural Brazeau County

MLS® #E4442912

## \$989,900

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 ensuiteâ€"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 \$989,900

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 134

Zoning Zone 90

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