

\$799,000 - 50001 Range Road 70, Rural Brazeau County

MLS® #E4443245

\$799,000

4 Bedroom, 2.50 Bathroom, 1,344 sqft

Rural on 21.60 Acres

None, Rural Brazeau County, AB

This wonderful property offers approximately 400 metres of NORTH SASKATCHEWAN RIVER FRONTAGE! The 21.6 acre parcel is located just 7 miles from Drayton Valley, just metres from Eagle Point Provincial Park. The views of the river are unmatched, several access points exist to enjoy family picnics on river shore! Solar powered gates (2 entrances to property) greet you at property and a beautifully treed and winding drive bring you to the private yard site. The mature yard site features great landscaping, a firepit area, and fruit trees. The home boasts 2600 developed sqft, 4 bedrooms (all rooms have their own temp control), a 5 piece ensuite off the master bedroom, a wood stove in lower level, and new interior paint throughout. The wrap around deck is massive and great for entertaining. The double detached garage is heated and measure 26x28. The machine shop is 42x60, built post 2000. Functional outbuildings include a single detached garage, wood sheds, and a chicken coop. \$3650 in annual surface revenue.

Built in 1991

Essential Information

MLS® # E4443245

Price \$799,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,344 |
| Acres | 21.60 |
| Year Built | 1991 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Raised Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 50001 Range Road 70 |
| Area | Rural Brazeau County |
| Subdivision | None |
| City | Rural Brazeau County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 1Z0 |

Amenities

| | |
|----------|-----------------------|
| Features | Deck, Vaulted Ceiling |
|----------|-----------------------|

Interior

| | |
|-------------------|---------------------|
| Interior Features | ensuite bathroom |
| Heating | Baseboard, Electric |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Modular |
| Exterior Features | Ravine View, River Valley View, River View, Treed Lot, Waterfront Property |
| Construction | Modular |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 19th, 2025

Days on Market 16

Zoning Zone 90

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Listing information last updated on July 5th, 2025 at 4:32am MDT