

# **\$617,000 - 109 49119 Range Road 73, Rural Brazeau County**

MLS® #E4445014

**\$617,000**

3 Bedroom, 2.00 Bathroom, 1,578 sqft

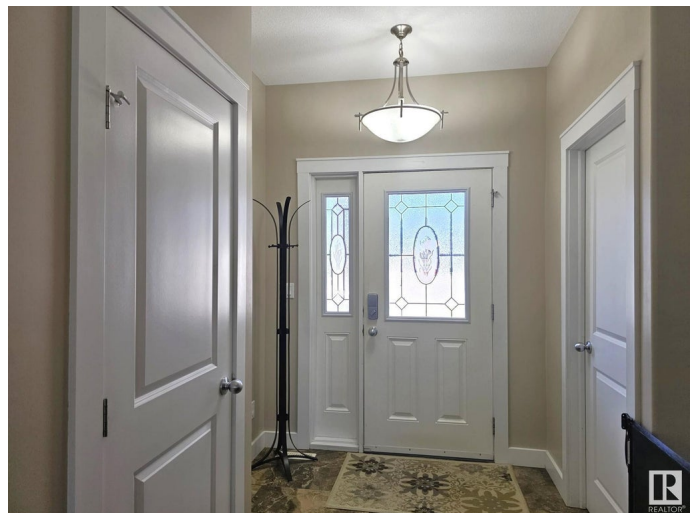
Rural on 0.51 Acres

River Ravine Estates, Rural Brazeau County, AB

This beautiful bungalow offers wonderful quality & craftsmanship in prestigious River Ravine Estates on Drayton Valley's ring road! The sprawling 1578 sqft executive style bungalow boasts a walkout basement on one of the most desirable 1/2 acre lots in the subdivision. With lots of trees behind you've got wonderful privacy. Entering the home you'll be impressed with the layout, 9' ceilings, granite counters, engineered hardwood & premium floor to ceiling window package. The kitchen features beautiful cabinetry & island w/ granite for additional counter space. The large master bedroom has a wonderful ensuite complete with his & her sinks, & soaker tub. If one doesn't need the 3rd bed upstairs, use it as a den! The large deck is accessed off the dining area w/a concrete pad underneath accessed from the walkout below. The ICF basement has roughed in underfloor heat, and the recreation room is massive with lots of light! 4th & 5th bedrooms could be added easily downstairs. The garage is 24x24. Don't miss out!

Built in 2014

## **Essential Information**



MLS® #	E4445014
Price	\$617,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,578
Acres	0.51
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	109 49119 Range Road 73
Area	Rural Brazeau County
Subdivision	River Ravine Estates
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

### Amenities

Features	Deck
----------	------

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Ravine View
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 29th, 2025

Days on Market 5

Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 4th, 2025 at 12:33pm MDT