

\$1,675,000 - 49215 Hwy 759, Rural Brazeau County

MLS® #E4456329

\$1,675,000

4 Bedroom, 3.00 Bathroom, 2,240 sqft

Rural on 380.02 Acres

None, Rural Brazeau County, AB

Stunning 134-acre game farm, meticulously maintained and designed for the serious outdoorsman. ADDITIONAL 245.7 ACRES GRAZING LEASE INCLUDED! Fenced, with a barn specifically built for elk, 3 auto waterers and cross fenced, this property offers everything for a premier operation.

Custom-built 2011, 1.5-story home is flooded with natural south-facing light. Large A-framed windows showcase a breathtaking rolling valley & stream views. A spiral staircase competes with the gas fireplace as the focal point of the open main floor which leads to an exclusive upper-level primary bedroom with ensuite and walk-in closet. The kitchen/dining/livingrooms are all on the main level, as well as bedroom with garden door to deck, a full bath and laundry room. The lowest level features two additional bedrooms and a spacious, curved shaped, bonus room. Designed for Alberta winters with two furnaces-natural gas and a wood-burning backup. A huge 40x80 shop includes a 40x20 fully equipped 2 level apartment, and double carport.

Built in 2011

Essential Information

MLS® #	E4456329
Price	\$1,675,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,240
Acres	380.02
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	49215 Hwy 759
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 1R5

Amenities

Features	Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Tankless, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Creek, Cross Fenced, Fenced, Hillside, Rolling Land, Vegetable Garden
Construction	Wood
Foundation	Insulated Concrete Form

Additional Information

Date Listed September 4th, 2025

Days on Market 56

Zoning Zone 90

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