

# \$1,175,000 - 9213 Hwy 621, Rural Brazeau County

MLS® #E4417231

**\$1,175,000**

3 Bedroom, 4.50 Bathroom, 2,592 sqft

Rural on 158.47 Acres

None, Rural Brazeau County, AB

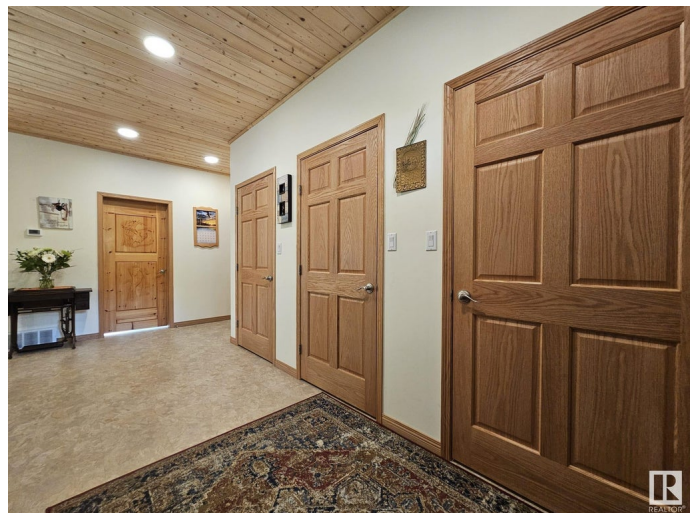
Magnificent custom-built home situated on 158.47 acres! Quality finishings & an incredible window package. Main floor has a massive modern country kitchen w/ black stainless-steel appliances featuring a 6-burner gas countertop range & lg island. Dining area has 9'™ ceilings & the living room boasts a beautiful floor to ceiling stone fireplace & 24'™ cathedral ceilings. Large primary bdrm w/ a 5-piece ensuite & walk-in closet, a 2-piece bath/laundry room & access to the 1106 sqft. double attached garage. The upper floor mezzanine has a large family room & 2 large bedrooms, both featuring walk-in closets, ensuites & storage spaces. Basement has a lg utility room, 4-piece bath, fully concreted secured storage room & is awaiting bdrm development. Home has triple glazed windows throughout, some w/ built-in blinds, hot water & forced air heat. Drilled well provides soft water. The property has a heated 32'™ x 48'™ shop w/ 18'™ bay door, Viessmann hot water in-floor heat & shop crane. \$13,800 annual lease revenue.

Built in 2018

## Essential Information

MLS® # E4417231

Price \$1,175,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,592                  |
| Acres          | 158.47                 |
| Year Built     | 2018                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 9213 Hwy 621         |
| Area        | Rural Brazeau County |
| Subdivision | None                 |
| City        | Rural Brazeau County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7A 2A3              |

### **Amenities**

|          |  |
|----------|--|
| Features | Air Conditioner, Fire Pit, Front Porch, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Workshop, See Remarks |
|----------|--|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                            |
| Heating           | Forced Air-1, Hot Water, Natural Gas, Water |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished                    |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Fruit Trees/Shrubs, Private Setting, Treed Lot, Vegetable Garden, See Remarks |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed January 7th, 2025

Days on Market 64

Zoning Zone 90

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Listing information last updated on March 12th, 2025 at 3:32pm MDT