

## \$669,900 - 522 49119 Rr73, Rural Brazeau County

MLS® #E4434978

**\$669,900**

4 Bedroom, 3.50 Bathroom, 2,074 sqft

Rural on 0.30 Acres

River Ravine Estates, Rural Brazeau County,  
AB

Built with exceptional attention to detail, this lovely home exudes outstanding quality from top to bottom. From the moment you walk in, the grand foyer with its towering ceiling sets the tone. The kitchen is a true highlight, featuring a large island, an abundance of cabinetry & striking granite countertops. A gas fireplace anchors the living room, creating a cozy focal point, while high-end vinyl plank flooring runs throughout for a seamless & durable finish. Upstairs, you'll find 4 sizeable bedrooms & a naturally bright & spacious laundry room conveniently located on the upper level as well. The primary suite is a retreat of its own, offering a luxurious 6-pce ensuite complete with quartz counters, dual sinks, & a relaxing jetted tub – & did we mention the central air? A finished, beaming basement features in-floor heating, an office, 3 pce bath, & room for a possible 5th bedroom. Step out onto the covered deck & enjoy the peaceful & very private backyard.. A triple garage, & RV parking here too!

Built in 2017

### Essential Information

MLS® # E4434978

Price \$669,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,074
Acres	0.30
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	522 49119 Rr73
Area	Rural Brazeau County
Subdivision	River Ravine Estates
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

### **Amenities**

Features	Air Conditioner, Deck, Hot Water Instant, Vinyl Windows, See Remarks
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Flat Site, Golf Nearby, Landscaped, No Back Lane, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 6th, 2025

Days on Market 37

Zoning Zone 90

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