

Courtesy Of Don M Fash Of RE/MAX Vision Realty

\$689,900 - 506, 49119 Rr 73, Rural Brazeau County

MLS® #E4411686

\$689,900

4 Bedroom, 3.50 Bathroom, 2,072 sqft

Rural on 0.20 Acres

River Ravine Estates, Rural Brazeau County, AB

Beautiful brand new home in the wonderful community of River Ravine Estates. This bungalow features over 2070 sq ft with 4 large bedrooms, 3.5 baths, vinyl and tile floors, 11 ft ceilings, upgraded fixtures, central AC and a triple heated garage. The living room is cozy with electric fireplace with built-ins, the kitchen has ample cabinetry, SS appliances, quartz countertops, under cabinet lighting, large island and a fill bank of cabinets for all your storage needs. The dining room has a patio door that leads out to the back deck with faces the trees. The primary bedroom includes a coffered ceiling, 5 piece bath and walk-in closet. Bedrooms 2 and 3 share a 4 piece bath and bedroom 4 has its own 4 piece bath. There is ample parking in the driveway and there are built-in LED lights in the soffits that are controlled off your phone. There are also roughed in cameras and speakers hardwired in some of the rooms that can be hooked up if desired. Alberta Homeowners Warranty and that darn GST is included!

Built in 2024

Essential Information

MLS® # E4411686

Price \$689,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,072 |
| Acres | 0.20 |
| Year Built | 2024 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 506, 49119 Rr 73 |
| Area | Rural Brazeau County |
| Subdivision | River Ravine Estates |
| City | Rural Brazeau County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7A 0B9 |

Amenities

| | |
|----------|--|
| Features | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
|----------|--|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Golf Nearby, Level Land, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 25th, 2024 |
| Days on Market | 162 |
| Zoning | Zone 90 |

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