

Courtesy Of Heather D Malin Of RE/MAX Vision Realty

\$540,000 - 49525 Rr 55, Rural Brazeau County

MLS® #E4426243

\$540,000

3 Bedroom, 2.00 Bathroom, 1,806 sqft

Rural on 23.20 Acres

None, Rural Brazeau County, AB

This stunning 23.20 acre rural property blends space, comfort, & functionality. The 3 bedroom home includes a master with an ensuite bathroom & bonus room. The living room features a gas fireplace with direct venting. Windows were replaced in 2013, & shingles were newly done in 2019. Outdoors, the deck overlooks the expansive, treed, fully fenced property with pastures, water access, and a riding arena. Additional 3 storage sheds and a heated shop with a mezzanine provide plenty of space. Has a 2nd fully serviced treed lot with separate driveway access with. 24 x 36 Barn featuring 2 box stalls, open Tie stall area with room for 7 horses, tack room, feed alley & hay loft. 120 x 240 Roping arena complete with stripping chute & return alley. Great pens for cattle attached to the arena complete with shelter. Fenced into numerous small pastures along with some pens. The Stock waterer is accessible by 4 pastures. The Pipe & cable fencing is within perimeter fencing. AND YOU ARE JUST 2 MILES TO THE GOLF COURSE!



Built in 1993

Essential Information

MLS® #	E4426243
Price	\$540,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,806
Acres	23.20
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	49525 Rr 55
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 1W0

Amenities

Features	Crawl Space, Deck, No Smoking Home
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete
Exterior Features	Fenced, Private Setting, Treed Lot
Construction	Concrete
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 18th, 2025
Days on Market	34

Zoning

Zone 90

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Listing information last updated on April 21st, 2025 at 4:32pm MDT