

\$1,250,000 - 48417 Range Road 51a, Rural Brazeau County

MLS® #E4434987

\$1,250,000

2 Bedroom, 3.00 Bathroom, 1,438 sqft

Rural on 149.18 Acres

None, Rural Brazeau County, AB

HORSE LOVER'S PARADISE! This wonderful 1/4 section with a beautiful log home, shop, and riding arena (with barn attached) is located 15 miles east of Drayton Valley! The log home has been wonderfully maintained (quartz in kitchen) with a beautiful wood stove serving as the focal point in the living room with soaring ceilings! Master bedroom is upstairs with a balcony to enjoy your coffee in morning sunlight. Walk out basement features 2nd full kitchen and a 3 piece bath, recreation room and plenty room for 3rd bedroom. Covered veranda at front and deck behind provide lots of room to entertain. Setup of horses is great with a 60x120 riding arena (12 & 14 foot doors), the barn attached features 5 box stalls, tack room, office, and bathroom. There are several paddocks, waterers, and horse shelters. The shop measures 32x52 with a 12 foot overhead door, mezzanine and lean-to attached. The property offers lots of contour with gently sloping land an lots of trails throughout, not to mention 3 bodies of water!

Built in 1997

Essential Information

MLS® # E4434987

Price \$1,250,000



Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,438
Acres	149.18
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	48417 Range Road 51a
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 0W0

Amenities

Features	Walkout Basement
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Interior

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

Exterior

Exterior	Log
Exterior Features	Cross Fenced, Fenced, Fruit Trees/Shrubs, Landscaped, Vegetable Garden
Construction	Log
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 7th, 2025
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Days on Market 16

Zoning Zone 90

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