

## **\$764,900 - 404 49119 Rr73, Rural Brazeau County**

MLS® #E4436257

**\$764,900**

4 Bedroom, 3.00 Bathroom, 1,574 sqft

Rural on 0.50 Acres

River Ravine Estates, Rural Brazeau County,  
AB

This immaculate bungalow shows pride of ownership and is located in the sought after River Ravine Estates neighborhood. The moment you open the door you will not only notice the stunning new vinyl plank flooring and paint, you will be wowed by the natural light and open concept modern feel! Livingroom showcases a fireplace that compliments the spectacular kitchen with massive island. The primary bedroom boasts a gorgeous ensuite and walk in closet. Completing the main floor you have laundry, 2 beds, and a bathroom. The fully finished walkout basement is bright with a 4th bed, gym, bathroom, storage space, massive games room and an inviting family room with cozy theatre space. Watching the sunrise or winding down in the evening, the oversized deck is truly a private oasis overlooking the beautifully landscaped and fully fenced yard. Triple car heated garage and extra large concrete parking pad offers plenty of space with room for an RV. Ring Road location close to walking trails, schools and all amenities.

Built in 2011

### **Essential Information**

MLS® # E4436257

Price \$764,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,574
Acres	0.50
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	404 49119 Rr73
Area	Rural Brazeau County
Subdivision	River Ravine Estates
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 0B9

### Amenities

Features	Closet Organizers, Deck, Vinyl Windows, Walkout Basement, Wall Unit-Built-In
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Private Setting, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 13th, 2025

Days on Market 86

Zoning Zone 90

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