

\$945,000 - 9013 621 Highway, Rural Brazeau County

MLS® #E4438634

\$945,000

3 Bedroom, 3.00 Bathroom, 1,971 sqft

Rural on 18.06 Acres

None, Rural Brazeau County, AB

Riverside Retreat on 18.06 Acres â€” A Rare Blend of Luxury, Nature & an extraordinary lifestyle! Welcome to a truly exceptional property nestled along the breathtaking Pembina River. Built in 2018, this custom raised bungalow showcases timeless design w/ modern comfort. Inside, youâ€™ll find 3 spacious bdrms, 3 baths,(incl. a 4-pce ensuite.) Soaring vaulted ceilings & floor-to-ceiling windows flood the home with natural light & offer uninterrupted views of the tranquil river valley. The spacious kitchen is a standout, featuring SS appliances, sleek SS cabinetry, butcher block countertops, a stylish tile backsplash,& a walk in pantry. A cozy woodstove also adds rustic charm to the open-concept living space. The lower level includes a 3rd bdrm, 3 pce bath, & a family room w/ direct access to a 26x25 heated double garage with 14 ft ceilings, a 17.5x22 workspace expands your options even further.Outside you find a 26x50 shop, a charming 36x20 4-season cabin, & seacan for storage & groomed trails.\$3030 lease rev.

Built in 2018

Essential Information

MLS® # E4438634

Price \$945,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,971
Acres	18.06
Year Built	2018
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	9013 621 Highway
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A3

Amenities

Features	Deck, Dog Run-Fenced In, Fire Pit, Gazebo, Hot Tub, R.V. Storage, Secured Parking, Vinyl Windows, Walkout Basement, See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Wood Stove, Propane
Stories	2
Has Basement	Yes
Basement	See Remarks, Finished

Exterior

Exterior	Wood
Exterior Features	Environmental Reserve, Landscaped, Private Setting, River View, Sloping Lot, Treed Lot, Waterfront Property, See Remarks
Construction	Wood
Foundation	Insulated Concrete Form

Additional Information

Date Listed May 26th, 2025

Days on Market 86

Zoning Zone 90

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