

\$799,900 - 302 49006 Rge Road 73, Rural Brazeau County

MLS® #E4442404

\$799,900

4 Bedroom, 2.50 Bathroom, 1,511 sqft

Rural on 1.90 Acres

Valleyview Estates_MBRA, Rural Brazeau County, AB

Located in the highly sought-after Valleyview Estates subdivision on the Ring Road, this exceptional 4-bedroom bungalow offers a unique layout very rarely seen. The main floor boasts vaulted ceilings and beautiful hardwood floors, creating a bright and open feel throughout. The stunning kitchen features granite countertops, a large walk-in pantry, and a distinctive design that overlooks the lower level—perfect for staying connected while entertaining. The spacious main floor master suite includes a huge ensuite and walk-out access to an expansive deck. The backyard is truly a standout feature—extremely private, beautifully treed, and complete with a cozy fire pit area, making it an ideal retreat for outdoor living. The fully finished basement is set up for entertaining, with a wet bar, pool table area, and three additional bedrooms. A double attached garage completes this one-of-a-kind home in one of the area's most desirable locations. *Some inside pictures have used AI to remove clutter.

Built in 2001

Essential Information



MLS® #	E4442404
Price	\$799,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,511
Acres	1.90
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	302 49006 Rge Road 73
Area	Rural Brazeau County
Subdivision	Valleyview Estates_MBRA
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

Amenities

Features	Deck, Vaulted Ceiling, Vinyl Windows, Walkout Basement
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, No Back Lane, Private Setting, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed June 13th, 2025
Days on Market 56
Zoning Zone 90

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