

## \$1,250,000 - N/A, Rural Brazeau County

MLS® #E4444216

**\$1,250,000**

4 Bedroom, 3.00 Bathroom, 1,817 sqft

Rural on 160.00 Acres

None, Rural Brazeau County, AB

Private & picturesque 160 acres in Brazeau County on a no through road, with Modeste Creek running through. This custom 1800 SQFT, ICF bungalow offers 4 bedrooms, 3 bathrooms & stunning views from a no-through road. Recent upgrades include: new windows & exterior doors (2023), appliances, parameterÂ fencing (2024) on 3 sides of the section and 2 screened-in decks (2023) creating beautiful outdoor living spaces. Features include: vaulted ceiling, a lava stone fireplace, concrete counters, Sub-Zero fridge, sunroom, & spa-like ensuite with steam shower & Kohler jetted tub. The basement boasts 9' tin ceilings, in-floor heating, gas stove, 3 large bedrooms, 5 pce bathroom. The 40'x52' shop is heated, has 110V/220V, water and 2 bay doors. There is a rustic guest cabin overlooking the creek. Property isÂ onÂ both sides of the creek, and siding 160 acres of crown land. NE corner of section has services, but not subdivided. Located just 30 km east of Drayton Valley.

Built in 2001

### Essential Information

MLS® #	E4444216
Price	\$1,250,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,817
Acres	160.00
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	N/A
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 0W0

### Amenities

Features	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, Vaulted Ceiling, See Remarks
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### Interior

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

### Exterior

Exterior	ICFs (Insulated Concrete Forms)
Exterior Features	Backs Onto Park/Trees, Creek, Flat Site, No Through Road, Private Setting, Recreation Use, Treed Lot, See Remarks, Partially Fenced
Construction	ICFs (Insulated Concrete Forms)
Foundation	Insulated Concrete Form

### Additional Information

Date Listed June 25th, 2025

Days on Market 59

Zoning Zone 90

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