

\$599,900 - 49531 Range Road 55, Rural Brazeau County

MLS® #E4447823

\$599,900

3 Bedroom, 2.50 Bathroom, 1,952 sqft

Rural on 19.87 Acres

None, Rural Brazeau County, AB

This wonderful 20 acre property is located 18 miles east of Drayton Valley! The gravelled driveway to the property provides privacy and the mature yard site is pleasing. Upon entering the home you'll be pleased with the soaring ceiling in the living room providing a sense of space. The kitchen provides lots of cabinetry and counterspace and a pantry. The hardwood throughout the main floor is beautiful. The office on the main floor could be used as a 3rd bedroom if one wants. The laundry is on the main floor. Upstairs one finds a great sitting room that overlooks the acreage to the east. The master bedroom features a 5 piece ensuite complete with a jacuzzi tub, the 2nd bedroom upstairs has its own 4 piece ensuite. The basement is a walk out with in floor heat, attached garage (26x26) has in floor heat too. The covered veranda wraps around most of the home, with a aggregate stone patio out front. Single detached garage measures 32x20. Detached shop measures 28x40 with a full level (ICF) underneath.

Built in 2000

Essential Information

MLS® # E4447823

Price \$599,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,952
Acres	19.87
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	49531 Range Road 55
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 2H0

Amenities

Features	Vinyl Windows, Walkout Basement
----------	---------------------------------

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	Wood
Exterior Features	Fruit Trees/Shrubs
Construction	Wood
Foundation	Insulated Concrete Form

Additional Information

Date Listed	July 15th, 2025
Days on Market	35

Zoning

Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 19th, 2025 at 12:48pm MDT