

\$1,050,000 - 4 49006 Rge Road 73, Rural Brazeau County

MLS® #E4451021

\$1,050,000

6 Bedroom, 3.50 Bathroom, 3,095 sqft

Rural on 1.10 Acres

Valleyview Estates_MBRA, Rural Brazeau County, AB

ABSOLUTELY STUNNING 2 STOREY HOME ON 1.1 ACRES! Featuring a Triple Attached Garage, 30x32 Finished/Heated SHOP AND a 16x40 ft INGROUND POOL! Located in sought-after Valley View Estates, on the edge of Drayton Valley, AB! This 6-bed, 3.5-bath Beauty blends Luxury with Comfort! Enjoy new luxury vinyl plank flooring, a gourmet kitchen with NEW quartz countertops, stainless appliances, cozy living room with a wood-burning fireplace, formal dining area, office, 2-pce bath AND a second family room with a gas fireplace, that's only the main level! Upstairs, the spacious primary suite features a 4-pc ensuite with double-sided fireplace, private balcony with river views & a coffee station! 3 more bedrooms, a 5-pc main bath & laundry area complete the upper level! The finished basement adds 2 bedrooms, a full bath, large rec room & storage room! The Beautiful backyard offers, privacy and relaxation with a large patio, pool & pool house that houses recently upgraded pool equipment! Every detail impresses!

Built in 2000

Essential Information



MLS® #	E4451021
Price	\$1,050,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,095
Acres	1.10
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4 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	Parking-Extra, Pool-Outdoor, See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Landscaped, No Back Lane, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed August 2nd, 2025
Days on Market 3
Zoning Zone 90

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