

# **\$649,900 - 49027 Rge Road 63, Rural Brazeau County**

MLS® #E4453426

**\$649,900**

5 Bedroom, 3.00 Bathroom, 3,018 sqft

Rural on 3.98 Acres

None, Rural Brazeau County, AB

Tucked behind a gated entrance, this custom designed 3,018 sq ft bungalow on 3.98-acres offers unmatched privacy and pride of ownership. The acreage has mature, meticulously planted trees and features a curved red-rock driveway and a brick perennial garden along with a multitude of other gardens. The picturesque property is fenced on three sides and has four 6' chain-link paddocks—ideal for commercial uses (ie - kennels, hobby farming) with a heated & powered 36'—24' barn with concrete floor & water hydrant & two other steel sheds - wired and connected to the pens. There is a new 34'—80' shop with 14â€™™ overhead doors, ideal to keep equipment out of the elements. The very spacious 5 bedroom, 2 - full, 2 - 1/2 bath home has tons of room. Highlights include: dbl garage, country kitchen with lots of cabinetry, cozy living room with pellet stove, inviting family room with wood stove, primary bedroom with a private sauna. This one-of-a-kind property is the ultimate blend of comfort, privacy, and rural lifestyle.

Built in 1984

## **Essential Information**

MLS® # E4453426

Price \$649,900



Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	3,018
Acres	3.98
Year Built	1984
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	49027 Rge Road 63
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0E 1Z0

### Amenities

Features	Crawl Space, Patio
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fruit Trees/Shrubs, Landscaped, Private Setting, Vegetable Garden
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed August 17th, 2025

Days on Market 1

Zoning Zone 90

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