\$1,675,000 - 49215 Hwy 759, Rural Brazeau County

MLS® #E4456329

\$1,675,000

4 Bedroom, 3.00 Bathroom, 2,240 sqft Rural on 380.02 Acres

None, Rural Brazeau County, AB

Stunning 134-acre game farm, meticulously maintained and designed for the serious outdoorsman. ADDIONAL 245.7 ACRES GRAZING LEASE INCLUDED! Fenced, with a barn specifically built for elk, 3 auto waterers and cross fenced, this property offers everything for a premier operation. Custom-built 2011, 1.5-story home is flooded with natural south-facing light. Large A-framed windows showcase a breathtaking rolling valley & stream views. A spiral staircase competes with the gas fireplace as the focal point of the open main floor which leads to an exclusive upper-level primary bedroom with ensuite and walk-in closet. The kitchen/dining/livingrooms are all on the main level, as well as bedroom with garden door to deck, a full bath and laundry room. The lowest level features two additional bedrooms and a spacious, curved shaped, bonus room. Designed for Alberta winters with two furnaces-natural gas and a wood-burning backup. A huge 40x80 shop includes a 40x20 fully equipped 2 level apartment, and double carport.

Built in 2011

Essential Information

MLS® # E4456329 Price \$1,675,000







Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,240

Acres 380.02

Year Built 2011

Type Rural

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

Community Information

Address 49215 Hwy 759

Area Rural Brazeau County

Subdivision None

City Rural Brazeau County

County ALBERTA

Province AB

Postal Code T7A 1R5

Amenities

Features Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water

Tankless, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout

Basement

Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Wood Stove, Natural Gas, Wood

Fireplace Yes

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood

Exterior Features Creek, Cross Fenced, Fenced, Hillside, Rolling Land, Vegetable Garden

Construction Wood

Foundation Insulated Concrete Form

Additional Information

Date Listed September 4th, 2025

Days on Market 55

Zoning Zone 90

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