

\$617,000 - 109 49119 Range Road 73, Rural Brazeau County

MLS® #E4445014

\$617,000

3 Bedroom, 2.00 Bathroom, 1,578 sqft

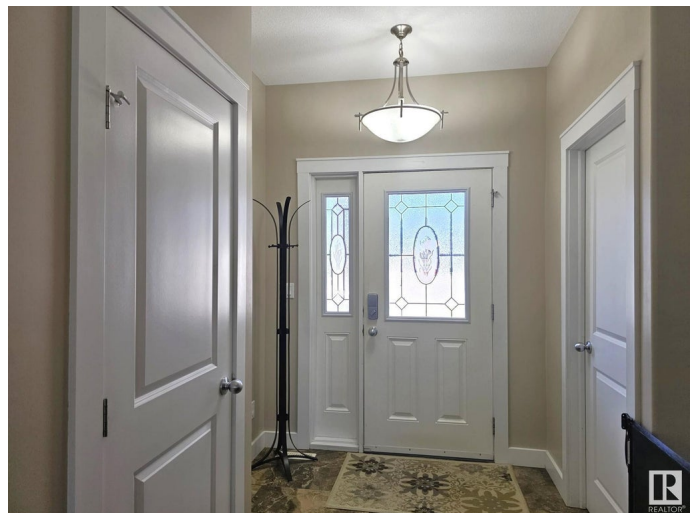
Rural on 0.51 Acres

River Ravine Estates, Rural Brazeau County, AB

This beautiful bungalow offers wonderful quality & craftsmanship in prestigious River Ravine Estates on Drayton Valley's ring road! The sprawling 1578 sqft executive style bungalow boasts a walkout basement on one of the most desirable 1/2 acre lots in the subdivision. With lots of trees behind you've got wonderful privacy. Entering the home you'll be impressed with the layout, 9' ceilings, granite counters, engineered hardwood & premium floor to ceiling window package. The kitchen features beautiful cabinetry & island w/ granite for additional counter space. The large master bedroom has a wonderful ensuite complete with his & her sinks, & soaker tub. If one doesn't need the 3rd bed upstairs, use it as a den! The large deck is accessed off the dining area w/a concrete pad underneath accessed from the walkout below. The ICF basement has roughed in underfloor heat, and the recreation room is massive with lots of light! 4th & 5th bedrooms could be added easily downstairs. The garage is 24x24. Don't miss out!

Built in 2014

Essential Information



MLS® #	E4445014
Price	\$617,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,578
Acres	0.51
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	109 49119 Range Road 73
Area	Rural Brazeau County
Subdivision	River Ravine Estates
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

Amenities

Features	Deck
----------	------

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Ravine View
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed June 29th, 2025

Days on Market 16

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 July 15th, 2025 at 8:17am MDT