

Courtesy Of Danelle Bolinski Of NOW Real Estate Group

## **\$995,000 - 50206a Rr 91, Rural Brazeau County**

MLS® #E4236017

### **\$995,000**

4 Bedroom, 3.00 Bathroom, 4,003 sqft  
Rural on 118.98 Acres

None, Rural Brazeau County, AB

The Options are Endless with this Very Private Property offering a 4000 sqft home surrounded by 120 Acres of Mature Forest. Perfect for a Home-Based Business with the 2 Heated Shops. Escape the city for Serenity with Every Window offering a Glimpse of Nature. The Open Floor Plan with Vaulted Open Beam Ceilings is Freshly Painted, Carpets Cleaned and an early Spring Cleaning throughout. A Dream Kitchen right out of a magazine â€“ Maple Cabinets, 10' Granite Island & 6 Burner Gas Stove. Large Pantry, Dining area w/built-in Cabinet fits a table for twelve. 2nd Cozy Living room w/Loft & w/Wood Burning Stove. Total of 4 Sizable Bedrooms strategically placed for privacy w/Walk-in Closets. 2-4 pce Baths plus a Spa like Ensuite. Abundance of built-in Storage throughout. King-Size Master Suite with Gas Fireplace. In floor heat throughout most of the home. 4 Season Sunroom w/Gas Fireplace. Double Attached Heated O/S Garage. Several decks to enjoy the outdoors. Only 15 Minutes to Drayton, 1 hour to Spruce Grove.

Built in 2005

### **Essential Information**

MLS® #	E4236017
Price	\$995,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	4,003
Acres	118.98
Year Built	2005
Type	Rural
Sub-Type	Residential Detached Single Family
Style	Bungalow
Status	ACTIVE
Zone	Zone 90

### **Community Information**

Address	50206a Rr 91
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
State	AB
Zip Code	T7A 2A3

### **Amenities**

Features	Closet Organizers, Deck, Open Beam, R.V. Storage, Vaulted Ceiling
Parking Spaces	6
Parking	Double Garage Attached, Heated, Over Sized, RV Parking, Shop
# of Garages	2
Is Waterfront	Yes

### **Interior**

Interior	Carpet, Ceramic Tile, Hardwood
Interior Features	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings, Garage Heater
Heating	Baseboard, In Floor Heat System
Fireplace	Yes
Fireplaces	Stone Facing, Wood
# of Stories	1
Basement	None, No Basement

## **Exterior**

Exterior	Wood
Exterior Features	Creek, Cross Fenced, Fenced, Fruit Trees/Shrubs, Landscaped
Roof	Metal
Construction	Wood Frame
Foundation	Concrete Slab

## **Additional Information**

Date Listed            April 1st, 2021

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Listing information last updated on May 6th, 2021 at 7:01pm MDT