

## \$285,000 - 49012 Range Road 83, Rural Brazeau County

MLS® #E4432943

**\$285,000**

4 Bedroom, 2.00 Bathroom, 1,600 sqft

Rural on 3.85 Acres

None, Rural Brazeau County, AB

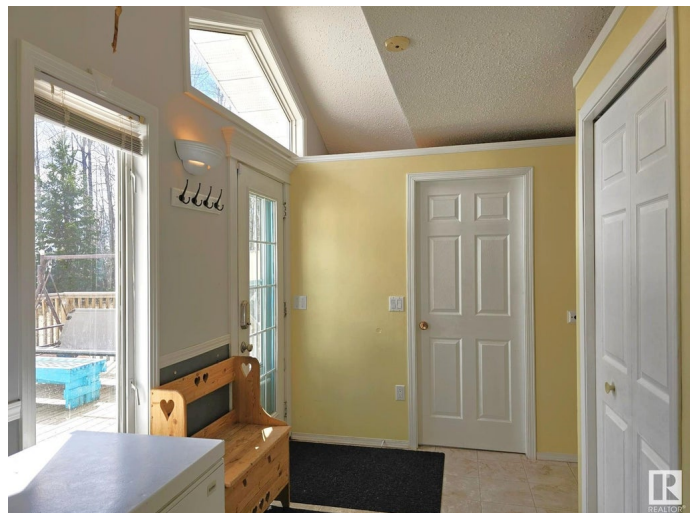
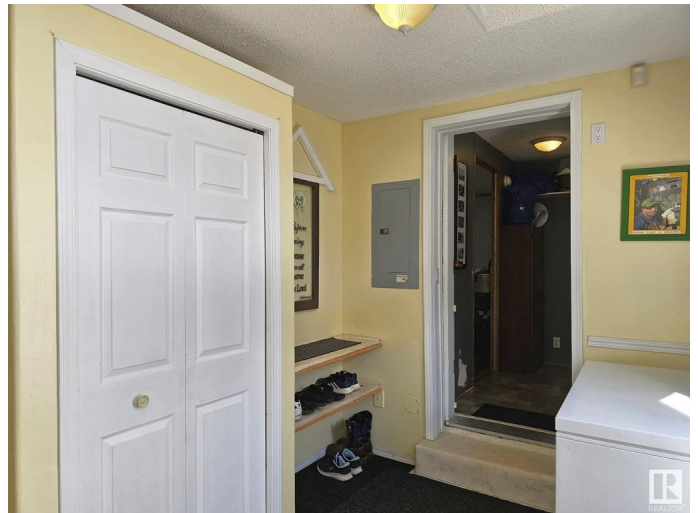
Beautiful 3.85 acres only 10 minutes from Drayton Valley! This 1994 1600 sqft home is perfect for a growing family! The home is a 16X80 mobile w/ a large addition, offering a 2nd living room/rec space, 4th bed and a large entrance! The primary bed is spacious w/ a 4-piece ensuite & a walk-in closet! Kitchen is functional w/ large dining area. Livingroom is full of natural light through two large south facing windows! A wide hallway leads to 2 additional beds & 4-piece main bath. The land offers the perfect ratio of open space & treed area for adventure, outdoor activities & gardening! The property has a powered storage shed & a negotiable 8X40 sea can that is powered & modified to provide a workshop as well as storage. Upgrades include; Shingle 2014, new eave strophes, siding & deck 2017, hot water tank 2019. Weeping tile installed under driveway for proper drainage from the home into a trench on south side of property. Enjoy mother nature while having the convenience of a short drive to all amenities!

Built in 1994

### Essential Information

MLS® # E4432943

Price \$285,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,600
Acres	3.85
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	49012 Range Road 83
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A3

### Amenities

Features	Closet Organizers, Deck, Fire Pit, No Smoking Home, Parking-Extra, Vinyl Windows, Workshop, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Low Maintenance Landscape, No Back Lane, Private Setting, See Remarks
Construction	Wood
Foundation	Block, See Remarks, Wood

### Additional Information

Date Listed April 23rd, 2025

Days on Market 8

Zoning Zone 90

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Listing information last updated on April 30th, 2025 at 10:17pm MDT