

\$1,250,000 - N/A, Rural Brazeau County

MLS® #E4444216

\$1,250,000

4 Bedroom, 3.00 Bathroom, 1,817 sqft

Rural on 160.00 Acres

None, Rural Brazeau County, AB

Private & picturesque 160 acres in Brazeau County on a no through road, with Modeste Creek running through. This custom 1800 SQFT, ICF bungalow offers 4 bedrooms, 3 bathrooms & stunning views from a no-through road. Recent upgrades include: new windows & exterior doors (2023), appliances, parameterÂ fencing (2024) on 3 sides of the section and 2 screened-in decks (2023) creating beautiful outdoor living spaces. Features include: vaulted ceiling, a lava stone fireplace, concrete counters, Sub-Zero fridge, sunroom, & spa-like ensuite with steam shower & Kohler jetted tub. The basement boasts 9' tin ceilings, in-floor heating, gas stove, 3 large bedrooms, 5 pce bathroom. The 40'x52' shop is heated, has 110V/220V, water and 2 bay doors. There is a rustic guest cabin overlooking the creek. Property isÂ onÂ both sides of the creek, and siding 160 acres of crown land. NE corner of section has services, but not subdivided. Located just 30 km east of Drayton Valley.

Built in 2001

Essential Information

| | |
|----------|-------------|
| MLS® # | E4444216 |
| Price | \$1,250,000 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,817 |
| Acres | 160.00 |
| Year Built | 2001 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | N/A |
| Area | Rural Brazeau County |
| Subdivision | None |
| City | Rural Brazeau County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 0W0 |

Amenities

| | |
|----------|---|
| Features | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, Vaulted Ceiling, See Remarks |
|----------|---|

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | ICFs (Insulated Concrete Forms) |
| Exterior Features | Backs Onto Park/Trees, Creek, Flat Site, No Through Road, Private Setting, Recreation Use, Treed Lot, See Remarks, Partially Fenced |
| Construction | ICFs (Insulated Concrete Forms) |
| Foundation | Insulated Concrete Form |

Additional Information

Date Listed June 25th, 2025

Days on Market 17

Zoning Zone 90

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Listing information last updated on July 12th, 2025 at 9:47am MDT