# \$614,900 - 204, 49119 Rr 73, Rural Brazeau County

MLS® #E4417617

## \$614,900

6 Bedroom, 4.00 Bathroom, 1,699 sqft Single Family on 0.20 Acres

River Ravine Estates, Rural Brazeau County, Alberta

This stunning new build offers over 3100 sq ft of living space, designed with modern living in mind. You won't find your builder basic finishings and fixtures here! This FULLY FINISHED home features 6 BR's, 3.5 baths, 10 ft ceilings, vinyl flooring, central AC, SS appliances, quartz countertops, main floor laundry, triple pane windows, high efficiency furnace and HWT, HRV system, electric fireplace, roughed in central vac, cameras, ceiling speakers, fully sodded yard & much much more! Located in sought after River Ravine Estates, this home is on all town amenities including fiber optic and favorable property taxes. This home includes the Alberta New Home Warranty AND that darn GST is also INCLUDED in the price! (id:6289)





#### Built in 2025

### **Essential Information**

Listing # E4417617 Price \$614,900

Bedrooms 6

Bathrooms 4.00

Half Baths 1

Square Footage 1,699 Acres 0.20 Year Built 2025

Type Single Family



GROSS LIVING AREA FLOOR 1 146.3 m<sup>2</sup> (1,575 sq.ft.) FLOOR 2 157.8 m<sup>2</sup> (1,699 sq. EXCLUDED AREAS : EXTERNAL AREAS 18.1 m<sup>2</sup> (194 sq.ft.) TOTAL : 304.2 m<sup>2</sup> (3,274 sq.ft.)

Style Raised bungalow

## **Community Information**

Address 204, 49119 Rr 73

Subdivision River Ravine Estates
City Rural Brazeau County

Province Alberta
Postal Code T7A0B9

## **Amenities**

Amenities Golf Course, Schools, Shopping, Ceiling - 10ft, Vinyl Windows

Features Ravine, Flat site, No back lane, Exterior Walls- 2x6", No Smoking Home,

Level

Parking Attached Garage

# of Garages 1

View Ravine view

### Interior

Appliances Dishwasher, Dryer, Freezer, Garage door opener remote(s), Garage

door opener, Hood Fan, Oven - Built-In, Microwave, Refrigerator, Stove,

Washer

Heating Forced air

Cooling Central air conditioning

Fireplace Yes

Fireplaces Electric

# of Stories 1

Has Basement Yes

Basement Low

## **Listing Details**

Listing Office RE/MAX Vision Realty





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