

# **\$1,150,000 - 102 49413 Rge Road 81, Rural Brazeau County**

MLS® #E4442912

**\$1,150,000**

3 Bedroom, 4.00 Bathroom, 2,367 sqft

Rural on 4.70 Acres

Hill Top Acres\_MBRA, Rural Brazeau County, AB

Impressive 1.5-story home on 4.7 acres, highlighted by an absolutely massive, custom-built pond that defines the property's scenic beauty. The main level features a high-end kitchen, cozy sitting room, formal dining area, small office, and a huge master suite with a spa-style ensuite—jetted tub, large tiled walk-in shower, dual sinks, and laundry in the walk-in closet. A 3-season walkout sunroom connects the master and kitchen, leading to a spacious deck perfect for outdoor dining and relaxing. Upstairs is built for entertaining with a large open living room area, wet bar, and pool table. The lower level includes a second bedroom with its own 4-piece ensuite, plus a fully self-contained secondary suite with separate entrance, full kitchen, a third ensuite bedroom, and laundry. Finished off with an attached triple car garage, this property delivers space, recreation, and an unbeatable outdoor setting.

Built in 2007

## **Essential Information**

MLS® #	E4442912
Price	\$1,150,000
Bedrooms	3



Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,367
Acres	4.70
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	102 49413 Rge Road 81
Area	Rural Brazeau County
Subdivision	Hill Top Acres_MBRA
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 1S6

### **Amenities**

Features	Deck, Hot Water Instant, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walk-up Basement, Wet Bar
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### **Interior**

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Level Land
Construction	Wood
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed June 17th, 2025

Days on Market 59

Zoning Zone 90

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