

# **\$1,175,000 - 9213 Hwy 621, Rural Brazeau County**

MLS® #E4417231

**\$1,175,000**

3 Bedroom, 4.50 Bathroom, 2,592 sqft

Rural on 158.47 Acres

None, Rural Brazeau County, AB

Magnificent custom-built home situated on 158.47 acres! Quality finishings & an incredible window package. 14 triple glazed Pella windows. 10 w/ slimshade & 4 without. Massive modern country kitchen w/ black stainless-steel appliances featuring a 6-burner gas countertop range & lg island. Dining area has 9'™ ceilings & the living room boasts 24'™ cathedral ceilings & a beautiful floor to ceiling stone fireplace. Lg primary bdrm w/ 5-piece ensuite & walk-in closet, a 2-piece bath/laundry room & access to the oversized double garage. Upper floor mezzanine has large family room & 2 large bedrooms, both featuring walk-in closets, ensuites & storage spaces. Basement has a lg utility room, 4-piece bath, fully concreted secured storage room & is awaiting bdrm development. Home has hot water & forced air heat. Drilled well provides soft water. The property has a heated 32'™ x 48'™ shop w/ 18'™ bay door, Viessmann hot water in-floor heat. Land has 5 edible fruit bearing bushes & \$13,800 annual lease revenue.

Built in 2018

## **Essential Information**

MLS® # E4417231

Price \$1,175,000



Bedrooms	3
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,592
Acres	158.47
Year Built	2018
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	9213 Hwy 621
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A3

### Amenities

Features	Air Conditioner, Fire Pit, Front Porch, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Workshop, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Hot Water, Natural Gas, Water
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Private Setting, Treed Lot, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed January 7th, 2025

Days on Market 122

Zoning Zone 90

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Listing information last updated on May 9th, 2025 at 8:17am MDT