

\$1,059,995 - 8432 Twp Road 502, Rural Brazeau County

MLS® #E4453395

\$1,059,995

3 Bedroom, 3.00 Bathroom, 1,682 sqft

Rural on 9.17 Acres

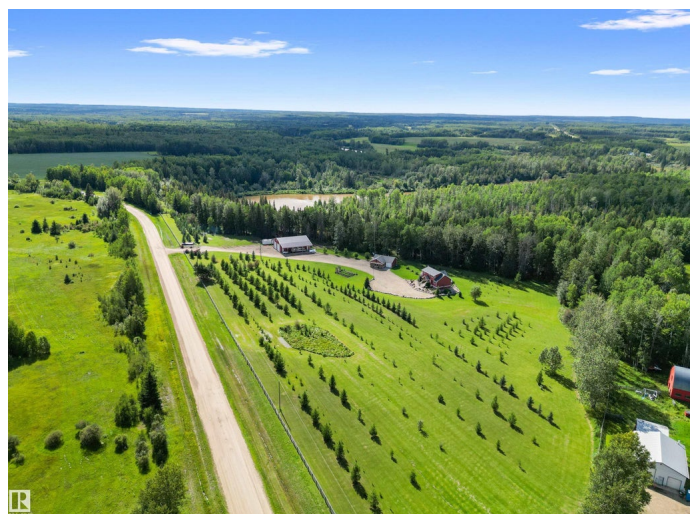
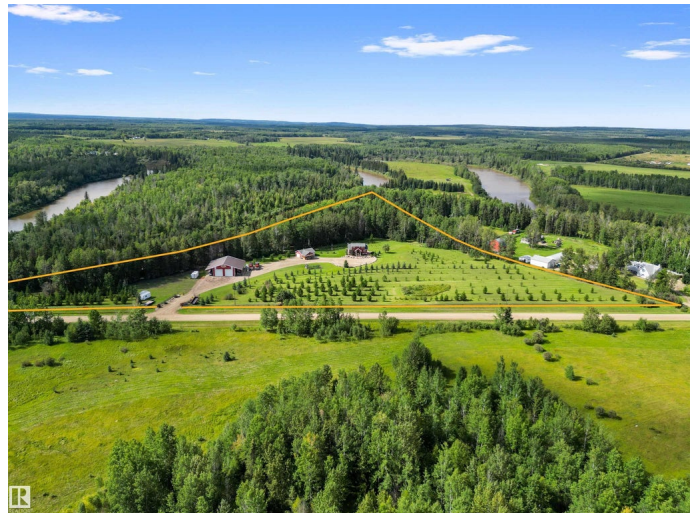
None, Rural Brazeau County, AB

PRIDE of OWNERSHIP shows the moment you enter this 9.17acre property! The home is surrounded by masterful landscaping, including over 40 fruit trees and is set against a natural forest backdrop, truly creating a park-like setting! Only steps to the PEMBINA RIVER means fishing, tubing, and swimming out your back door, INCREDIBLE!! The 1.5-storey home features a large entry, 2 generous bedrooms and bathroom, a finished basement, bright open concept kitchen, dining and living room with Hickory Cabinets, Granite Countertops, Stainless Steel appliances, Vaulted ceilings, and BRAND NEW dual-pane windows! The PRIVATE PRIMARY bedroom upstairs is a unique quiet retreat! Outside the finished/heated 60x40' shop with 60x14' lean-to's on both sides provides tons of storage! The 24x36'detached double garage has been converted into a cozy cabin-style entertaining space with a wood stove and a 12x24'covered deck and can easily be converted back into a garage! DON'T MISS YOUR CHANCE! "Drone outlines are approximate".

Built in 2011

Essential Information

MLS® #	E4453395
Price	\$1,059,995



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,682
Acres	9.17
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	8432 Twp Road 502
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A3

Amenities

Features	Deck, Fire Pit, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, See Remarks
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Interior

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

Exterior

Exterior	Prefab
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Private Setting, See Remarks
Construction	Prefab
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 15th, 2025
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Days on Market 6

Zoning Zone 90

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Listing information last updated on August 20th, 2025 at 10:17pm MDT