

\$1,075,000 - 9213 Hwy 621, Rural Brazeau County

MLS® #E4417231

\$1,075,000

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 \$1,075,000



| | |
|----------------|------------------------|
| 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 |
|----------|--|

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 180

Zoning Zone 90

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Listing information last updated on July 6th, 2025 at 4:17pm MDT