

# **\$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

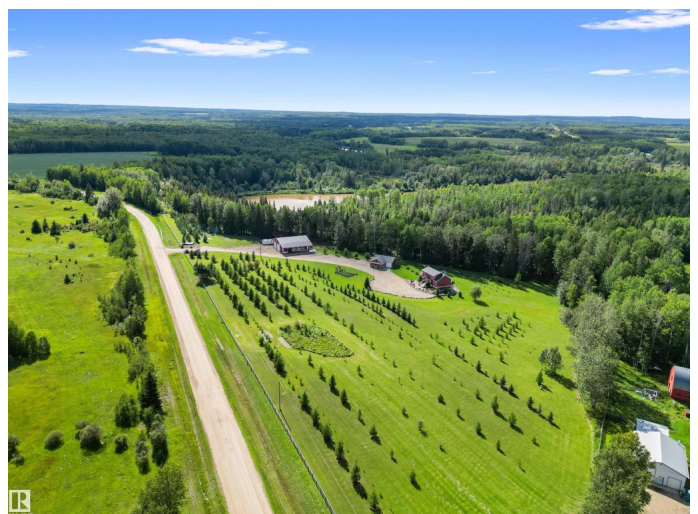
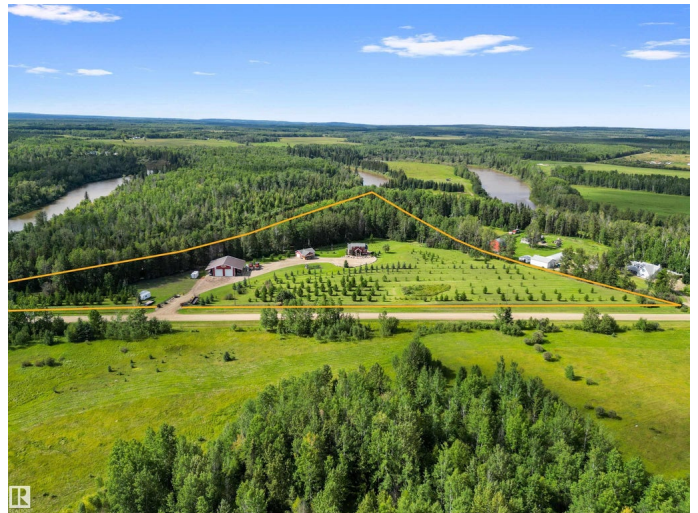
None, Rural Brazeau County, AB

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

### 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 |
|-------------|-------------------|

Days on Market 31

Zoning Zone 90

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Listing information last updated on September 15th, 2025 at 2:47pm MDT