

# \$107,000 - 245-49231 Rge Rd 80, Rural Brazeau County

MLS® #E4455676

## \$107,000

3 Bedroom, 2.00 Bathroom, 1,199 sqft  
Land Lease Community on 0.00 Acres

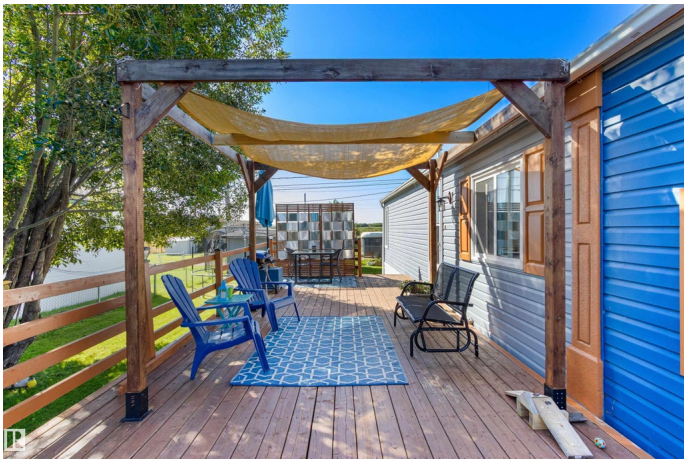
None, Rural Brazeau County, AB

Charming Country Home, Just 6 Minutes from Drayton Valley! This well-kept 3 bedroom, 2 bathroom home offers the perfect blend of country charm and convenience. Tucked in a quiet park just outside of town, itâ€™s been cared for with pride â€“ from the lush, well-maintained lawn to the inviting deck that feels like a private oasis. Inside, the open layout is bright and welcoming, with plenty of space for the whole family. Step outside and enjoy evenings on the deck or walks through the neighborhood. A brand new park nearby and a scenic year-round walking path around the pond make this location even more special. If youâ€™re looking for affordable, move-in-ready comfort close to Drayton Valley, this is the one!

Built in 1999

### Essential Information

MLS® #	E4455676
Price	\$107,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,199
Acres	0.00
Year Built	1999



Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	245-49231 Rge Rd 80
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 1L7

### Amenities

Parking	Front/Rear Drive Access
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### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas

### Exterior

Exterior	Wood
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	September 2nd, 2025
Days on Market	12
Zoning	Zone 90

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Listing information last updated on September 14th, 2025 at 11:17am MDT