

# \$1,650,000 - 4528 Township Road 482, Rural Brazeau County

MLS® #A2155396

**\$1,650,000**

5 Bedroom, 4.00 Bathroom, 2,191 sqft  
Residential on 161.11 Acres

NONE, Rural Brazeau County, Alberta

Nestled on 161 acres of land, this property boasts a meandering creek, a sense of privacy, and a serene atmosphere that serves as a nature oasis. Featuring a large pond and a smaller pond, flowing well, a meadow, and trails that wind through a mature forest, this property is a haven for birds, wildlife, and tranquility seekers. The highlight of the property is the stunning 4 bedroom, 3 1/2 bath home with an ICF walkout basement that is loaded with exceptional features. Upon entering the home, you are greeted with a main level that showcases a well-appointed kitchen, dining, living room area with access to a front covered deck and a full-length balcony that overlooks the pond. Lux vinyl plank flooring is thru most of the home, with tile floors in the baths & laundry room. The kitchen is equipped with a large island, quartz counters, corner L-shaped pantry, high-end Whirlpool appliances. Skylights bring in natural light. The dinette is bright & inviting. The living room features a cozy gas fireplace, 70" LG TV & cabinets. The primary bedroom suite is a true retreat with balcony access, a 5-piece ensuite that includes a 2 person jetted tub, bidet toilet, shower unit, and a double sink vanity. A large walk-in closet with organizers completes the suite. Additionally, there is an office off the front entry, and two more bedrooms on this level. The basement offers a spacious family room that leads out to a patio



through patio doors, 2 bedrooms (1 used as exercise room), media room, 4-piece bath, utility room. Outside, the property features low-maintenance landscaping, a fire pit/picnic spot by the large pond, trails through the trees, a heated insulated shop, with attached 3-bay garage (with 3-pce bath), storage sheds, older garage, log cabin. Antique machinery, lawn benches & tables are included. Most household furniture can be included with the property, making it a truly remarkable and turnkey opportunity for the next owner.

Built in 2015

### **Essential Information**

MLS® #	A2155396
Price	\$1,650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,191
Acres	161.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	4528 Township Road 482
Subdivision	NONE
City	Rural Brazeau County
County	Brazeau County
Province	Alberta
Postal Code	T0C 0P0

### **Amenities**

Utilities	Electricity Connected, Electricity Paid For, Natural Gas Paid, Natural
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Gas Connected, Underground Utilities

Parking Heated Garage, Insulated, See Remarks, Triple Garage Detached, Workshop in Garage

# of Garages 3

Is Waterfront Yes

Waterfront Creek, Pond

### Interior

Interior Features Bidet, Closet Organizers, Central Vacuum, French Door, Vinyl Windows, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s), Solar Tube(s), Storage, Sump Pump(s), Tankless Hot Water, Tile Counters, Vaulted Ceiling(s), Wet Bar

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Range Hood, See Remarks, Trash Compactor, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Insert, Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Balcony, Barbecue, BBQ gas line, Fire Pit, Private Yard, Storage

Lot Description Creek/River/Stream/Pond, Lawn, Landscaped, Meadow, Private, See Remarks, Secluded, Treed, Waterfront

Roof Asphalt Shingle

Construction ICFs (Insulated Concrete Forms), Vinyl Siding

Foundation ICF Block

### Additional Information

Date Listed August 6th, 2024

Days on Market 217

Zoning AG

### Listing Details

Listing Office Moore's Realty Ltd.

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