

# **\$184,900 - 381 49301 Range Road 80, Rural Brazeau County**

MLS® #E4440825

**\$184,900**

4 Bedroom, 2.00 Bathroom, 1,520 sqft  
Land Lease Community on 0.00 Acres

None, Rural Brazeau County, AB

This beautiful 2015 Triple M Housing built mobile home offers serene living on a manageable budget! Making the PERFECT property for first time buyers or for those looking to downsize. This home is situated on a lot in Country Style MHP that makes you feel like you're on an acreage, backing onto a large pond w/ beautiful walking trails and the undisturbed presence of wildlife! Upon entry of the home you'll be pleased with the vaulted ceilings and brightly lit living space! The kitchen boasts an island and offers ample counter space, cabinetry & a corner pantry. The primary suite has a large 4 piece ensuite with a soaker tub, & a large walk-in closet. The walk-through laundry space leads to the east facing deck w/ view of the pond and tree line. The 3 additional bedrooms are situated at the north end with the main 4-piece bath. The home has well-kept insulated skirting and a large storage shed with an overhead door, offering a work bench and loft/storage area. Affordability and prime location meet here!

Built in 2015

## **Essential Information**

MLS® #	E4440825
Price	\$184,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	0.00
Year Built	2015
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	381 49301 Range Road 80
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 1L7

### Amenities

Parking	Front Drive Access
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### Interior

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

### Exterior

Exterior	Wood
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	June 6th, 2025
Days on Market	13
Zoning	Zone 90

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