

Courtesy Of Katherine E Day Of Method Realty

## \$330,000 - 4902 50 Street, Rural Brazeau County

MLS® #E4403346

**\$330,000**

2 Bedroom, 1.00 Bathroom, 1,156 sqft

Rural on 2.07 Acres

Lindale, Rural Brazeau County, AB

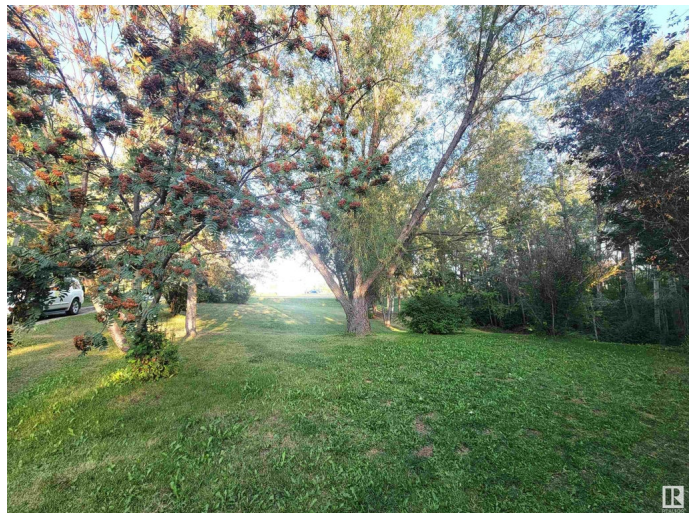
Beautifully treed, private, and serene. This 2.07 acre lot situated in the small hamlet of Lindale has such a peaceful setting and offers a 2 bedroom bungalow with main 4pc. bath with deep soaker jetted tub & 2 shower heads.

East facing living room with wood fire place and spacious kitchen/dining w/new appliances. Main floor laundry with back access to 20x12 west facing composition deck. Plenty of storage closets available with even more storage in the partial basement that has standing room utility area and cold storage room. The detached garage is 14'x31' with a partitioned work space that also houses the water well. At the west end of the lot there is a storage shed, work shop with power and a sea can that also stays. The back yard has a little summer cabin, 2 new green houses and rows of saskatoon and raspberry bushes. Great property for the empty nesters or small family 1st time home buyers. 2020 up grades include shingles, new casing, baseboards & paint.

Built in 1985

### Essential Information

MLS® #	E4403346
Price	\$330,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,156
Acres	2.07
Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4902 50 Street
Area	Rural Brazeau County
Subdivision	Lindale
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 1R9

### **Amenities**

Features	Closet Organizers, Crawl Space, Deck, Fire Pit, Greenhouse, Guest Suite, Workshop
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### **Interior**

Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, No Back Lane, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 22nd, 2024
Days on Market	233

## Zoning

## Zone 90

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Listing information last updated on April 12th, 2025 at 2:32am MDT