

\$699,900 - 4705 Mountain Road, Brule

MLS® #A2131601

\$699,900

3 Bedroom, 3.00 Bathroom, 2,364 sqft

Residential on 0.35 Acres

Brule, Brule, Alberta

This single family home in the quiet hamlet of Brule offers a breath-taking view of multiple Rocky Mountain ranges and the Athabasca River valley. An ideal property for someone looking for a place to call home or for a weekend recreational retreat from the city. The nicely laid out residence has 3 bedrooms and offers potential to easily add one or two more in the partly finished basement. The main living area is a highlight of this home with a spacious living room, dining room, and kitchen - all of which offer a different mountain landscape view. The kitchen has been upgraded with refinished cabinetry, Corian counters, and quality appliances. Adjacent to the kitchen is the large dining room with patio doors out to the back deck and it's open to the bright sunken living room with a wood fireplace. The main level also offers 2 bedrooms, a full bath, and the porch/laundry room off the garage. In addition, the spacious front foyer looks through the home to the west facing windows - a grand entry for guests. The upper level is where you'll find the massive primary bedroom with a full ensuite bath, walk-in closet, and a west facing sun deck. Plus, the upper level hallway is designed as a loft overlooking the main floor - a great space to be used as an office or library. The basement is partly developed and features large windows, the "man-cave" room is finished with a projector TV and built-in shelving. The rest of the basement is ready for your finishing touches and there are many



options for how this space could be completed. Outside, the large driveway leaves no shortage of parking and the property offers an attached garage and a detached workshop. The back yard is fenced and the entire property is nicely landscaped and maintained with fruit trees, perennials, and garden space. Brule is 20 minute drive northwest of Hinton and offers endless opportunities for outdoor adventure seekers.

Built in 1991

Essential Information

MLS® #	A2131601
Price	\$699,900
Sold Price	\$682,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,364
Acres	0.35
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	4705 Mountain Road
Subdivision	Brule
City	Brule
County	Yellowhead County
Province	Alberta
Postal Code	T0E 0C0

Amenities

Parking Spaces	8
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Parking	RV Access/Parking, Single Garage Attached, Single Garage Detached
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Interior

Interior Features	Kitchen Island, Skylight(s), Walk-In Closet(s)
Appliances	Oven-Built-In, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, Forced Air, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Back Yard
Roof	Metal
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	January 6th, 2025
Days on Market	234
Zoning	UND
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE ANDRE KOPP & ASSOCIATES
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