

\$525,000 - 6219 Twp Rd 490, Rural Brazeau County

MLS® #E4420236

\$525,000

4 Bedroom, 2.00 Bathroom, 1,288 sqft

Rural on 55.00 Acres

None, Rural Brazeau County, AB

This impressive 55-acre property located just 15 minutes from Drayton Valley offers a blend of rural charm & convenience. Ideal for gardening enthusiasts and animal lovers, this expansive landscape is perfect for enjoying peaceful country living. With 1,200 square feet of living space, this 4-bed, 2 bath home provides ample room for you and your guests. The property features a delightful variety of fruit bushes and trees, including gooseberry, apple, cherry, raspberry, and plum, alongside an abundance of herbs, making it a true haven for plant lovers. With 6 pastures, a tack shelter, corral, stock waterer and all 55 acres fully fenced and cross fenced all you have to do is bring your animals. animals. Additionally, a crop share is available so you won't even have to worry about feed. This property is a rare find for those seeking a quiet lifestyle while remaining close to essential amenities. with over \$3100/yr in revenue, you don't want to miss the chance to make it your own!

Built in 1963

Essential Information

MLS® #	E4420236
Price	\$525,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,288
Acres	55.00
Year Built	1963
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6219 Twp Rd 490
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0E 1Z0

Amenities

Features	Greenhouse
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Interior

Heating	Baseboard, Hot Water, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Fruit Trees/Shrubs
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 3rd, 2025
Days on Market	88
Zoning	Zone 90

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