

## \$419,900 - 5204 Twp 490, Rural Brazeau County

MLS® #E4454039

**\$419,900**

3 Bedroom, 2.00 Bathroom, 1,476 sqft

Rural on 10.35 Acres

None, Rural Brazeau County, AB

Beautiful acreage located just 15 minutes east of Drayton Valley sits on over 10 acres of treed and cleared land that offers both privacy and versatility. This move in ready home gives you 1474 sq ft of living space with 3 BR's and 2 full baths. You will notice all the recent updates including a brand new kitchen with a pantry, SS appliances, quartz countertops, fixtures and a huge island, a wood fireplace and vinyl flooring w/subfloor. The main living area is all open concept and the windows bring in a ton of natural light. The bedrooms and baths all have in-floor heating while the rest of the home has forced air and the fireplace is sure to help keep you all cozy on those cold winter nights! Outside there is a cute covered deck for BBQ'ing, multiple sheds, loads of room for RV storage, a patio area, vegetable garden, fruit trees, berry bushes, firepit area and the yard is already set up for horses. This is a wonderful property with room to grow and a great place for you to call home!!!

Built in 2009

### Essential Information

MLS® #	E4454039
Price	\$419,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,476
Acres	10.35
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5204 Twp 490
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 0W0

### Amenities

Features	Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Natural Gas, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Propane
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cross Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Private Setting, Recreation Use, Treed Lot, Vegetable Garden, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter, Piling

### Additional Information

Date Listed August 21st, 2025

Days on Market 4

Zoning Zone 90

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