

\$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. 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 |
|----------|------------|

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 | 75 |
| Zoning | Zone 90 |

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Listing information last updated on April 19th, 2025 at 5:17am MDT