

\$497,000 - 6219 Township Road 490, Rural Brazeau County

MLS® #A2176787

\$497,000

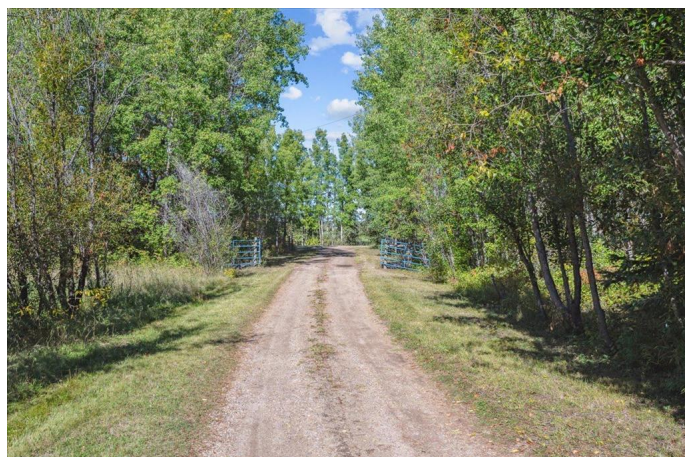
4 Bedroom, 2.00 Bathroom, 1,215 sqft
Residential on 55.00 Acres

NONE, Rural Brazeau County, Alberta

Welcome to paradise!! This impressive 55-acre property located just 15 minutes from Drayton Valley offers a blend of rural charm and 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-bedrrom, 2 bathroom home provides ample room for you and your guests. Step inside to find a bright and spacious kitchen and dining area, leading into a beautiful living room that boasts soaring ceilings and over 300 square feet of inviting space—ideal for cozy gatherings when you™re not outside enjoying nature. 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 wont even have to worry about feed. This property is a rare find for those seeking a quiet lifestyle while remaining close to essential amenities. Don™t miss the chance to make it your own!

Built in 1963

Essential Information



MLS® #	A2176787
Price	\$497,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,215
Acres	55.00
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	6219 Township Road 490
Subdivision	NONE
City	Rural Brazeau County
County	Brazeau County
Province	Alberta
Postal Code	T0E 1Z0

Amenities

Parking	Off Street
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Interior

Interior Features	Ceiling Fan(s), Built-in Features, High Ceilings
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Electric Stove
Heating	Boiler, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Private Yard, Storage, Balcony, Fire Pit, Garden
Lot Description	Brush, Fruit Trees/Shrub(s), Garden, Many Trees, Native Plants, Pasture, Private
Roof	Metal
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2024
Days on Market	212
Zoning	AG

Listing Details

Listing Office	RE/MAX real estate central alberta
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