

# \$525,000 - 6219 Township Road 490, Rural Brazeau County

---

MLS® #A2176787

**\$525,000**

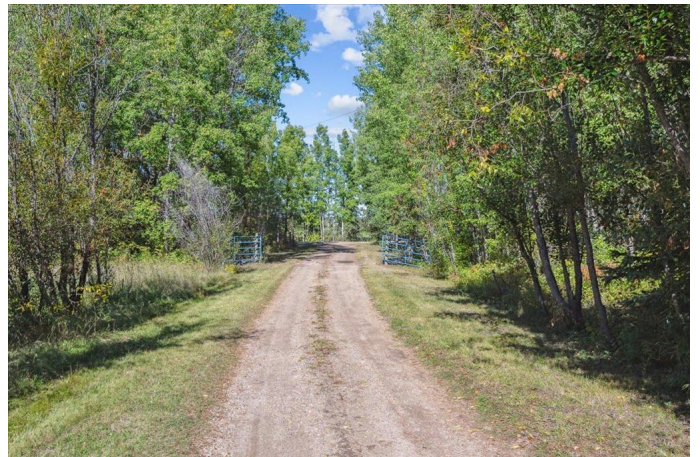
4 Bedroom, 2.00 Bathroom, 1,215 sqft  
Residential on 55.00 Acres

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-bedroom, 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 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. Don't miss the chance to make it your own!

Built in 1963

## Essential Information



MLS® #	A2176787
Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,215
Acres	55.00
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
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
---------	------------

### **Interior**

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

### **Exterior**

Exterior Features	Balcony, Fire Pit, Garden, Private Yard, Storage
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	193
Zoning	AG

**Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.