

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

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MLS® #A2228039

**\$497,000**

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

NONE, Rural Brazeau County, Alberta

Discover the perfect blend of tranquility and functionality on this remarkable 55-acre property, just 15 minutes from Drayton Valley. Whether you're a green thumb, an animal lover, or simply seeking space to breathe, this slice of paradise offers it all.

The charming 4-bedroom, 2-bathroom home features over 1,200 sq ft of thoughtfully designed living space. The bright kitchen and dining area flow seamlessly into a stunning living room with soaring ceilings and plenty of space to gather, relax, or entertain.

Outdoors, nature takes center stage. Enjoy a vibrant mix of fruit-bearing trees and bushes—apple, cherry, plum, raspberry, and gooseberry—alongside thriving herb gardens. Morel mushrooms line the trails that wind through the trees, adding a forager's delight to your morning walks. There's also a cleared area perfect for camping, offering endless opportunities for outdoor fun with family and friends.

Six fenced and cross-fenced pastures, a tack shelter, corral, and stock waterer make this property ready for your animals from day one. And with a crop share arrangement in place, feed is already taken care of.

This is a rare opportunity to embrace the



peace of rural living without sacrificing  
proximity to town.

Built in 1963

### **Essential Information**

MLS® #	A2228039
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	Built-in Features, Ceiling Fan(s), High Ceilings
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Boiler, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	31
Zoning	AG

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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