

## \$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. 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
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### 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	88
Zoning	Zone 90

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