

## \$269,900 - 8321a Twp Rd 492, Rural Brazeau County

MLS® #E4427579

**\$269,900**

3 Bedroom, 2.00 Bathroom, 1,152 sqft

Rural on 4.47 Acres

None, Rural Brazeau County, AB

Peaceful 4.47 Acre Parcel with a well kept 3 Bed, 2 Bath Mobile Home – Just 5 paved Minutes West of Drayton Valley! This fantastic property offers the perfect balance of space, privacy, & location, with access right off the pavement. Featuring renovations such as flooring, shingles, & Eaves(last 3 years), as well as brand new services approx 10 years ago! With vaulted ceilings throughout the main living area, a large, open-concept kitchen with tons of cabinet space, a peninsula island, & large windows to admire the private setting around you, there is a lot to love about this property. Spacious primary bedroom featuring a huge ensuite, separate laundry room, & 2 more bedrooms along with a second 4 pce bath complete the home. Outside you will enjoy Mother Nature on the large deck, & the many walking paths, some with mountain views! This acreage also has a second well NE of the homesite(as is). A great, affordable property. The home is situated on a steel pile foundation. Lease revenue here too!

Built in 1988

### Essential Information

MLS® #	E4427579
Price	\$269,900
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	4.47
Year Built	1988
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8321a Twp Rd 492
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A3

### Amenities

Features	Deck, Exterior Walls- 2"x6", See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior Features	Flat Site, Landscaped, Private Setting, Treed Lot, See Remarks, Partially Fenced
Foundation	Piling

### Additional Information

Date Listed	March 26th, 2025
Days on Market	44
Zoning	Zone 90

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