

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

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MLS® #A2176787

**\$497,000**

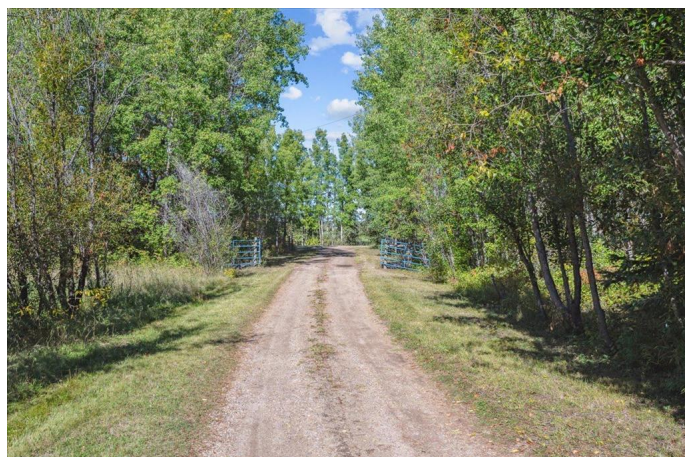
4 Bedroom, 2.00 Bathroom, 1,215 sqft  
Residential on 55.00 Acres

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 |
|---------|------------|

### **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 | 208                |
| Zoning         | AG                 |

**Listing Details**

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

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