

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

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, Native Plants, Pasture, Private
Roof	Metal
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	13
Zoning	AG

Listing Details

Listing Office	RE/MAX real estate central alberta
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