

\$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 |
|---------|------------|

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 | 11 |
| Zoning | AG |

Listing Details

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

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