

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

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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, Garden, Private Entrance, Fire Pit, Storage                             |
| Lot Description   | Fruit Trees/Shrub(s), Garden, Many Trees, Private, Brush, Native Plants, Pasture |
| Roof              | Metal  |
| Construction      | Mixed  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 37             |
| Zoning         | AG             |

### **Listing Details**

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

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