

\$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
----------	--

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	24
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 12:02pm MDT