

\$460,000 - 7215 Township Rd 504, Rural Brazeau County

MLS® #E4460094

\$460,000

6 Bedroom, 3.00 Bathroom, 1,560 sqft

Rural on 4.20 Acres

None, Rural Brazeau County, AB

Private acreage living only 9 miles from town! Situated on 4.2 acres, this spacious 6-bedroom, 3-bathroom raised bungalow has a functional layout and fresh paint throughout. The main floor features 4 bedrooms, a bright kitchen and dining area, vaulted-ceiling living room, and convenient main floor laundry with access to the back deck. The primary bedroom overlooks the backyard and includes a 4-piece ensuite with jetted tub, while a second full bathroom completes the level. The developed walkout basement is only awaiting a finished ceiling and offers 2 additional bedrooms, a third full bathroom, large family room with big windows, and in-floor heating. Outside, enjoy the newer concrete patio and plenty of space to roam. The property is serviced by a Bell & Siphon septic system and an artesian well with auto waterer. A perfect blend of privacy and convenience just a short drive from town.

Built in 1997

Essential Information

MLS® #	E4460094
Price	\$460,000
Bedrooms	6
Bathrooms	3.00



Full Baths	3
Square Footage	1,560
Acres	4.20
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	7215 Township Rd 504
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

Amenities

Features	Fire Pit
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Modular
Exterior Features	Private Setting, Rolling Land
Construction	Modular
Foundation	Insulated Concrete Form

Additional Information

Date Listed	September 30th, 2025
Days on Market	31
Zoning	Zone 90

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