

# **\$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 |
|----------|----------|

### 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              |

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 October 31st, 2025 at 3:33pm MDT