

\$495,900 - 7325 Twp 505, Rural Brazeau County

MLS® #E4450877

\$495,900

4 Bedroom, 2.00 Bathroom, 1,520 sqft

Rural on 4.99 Acres

None, Rural Brazeau County, AB

Acreage with Modern Comforts & Dream Shop Just Minutes from Drayton Valley! Escape to your own private retreat on 4.99 beautiful acres, ideally located just a short drive from Drayton Valley. This 20' wide mobile home offers a bright & functional open-concept layout with vaulted ceilings in the living, dining, & kitchen areas, creating a spacious & welcoming feel. Featuring 4 bdrms & 2 full baths, there's plenty of room for the whole family. The 4th bdrm offers flexibility and could easily serve as a home office, den, or playroom to suit your needs. The kitchen offers ample counter space, a cozy breakfast nook, & great flow for everyday living or entertaining. Enjoy peaceful views from the south-facing rear deck, perfect for summer BBQs. But that's not all, this property is a dream come true for hobbyists or entrepreneurs! The incredible 48' x 40' heated shop is fully equipped with a mezzanine, 2-piece bathroom, radiant heat, 14x16 door, 220 pwr, plumbed in airlines, & it's own septic tank. A must to see!

Built in 2005

Essential Information

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Price \$495,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	4.99
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	7325 Twp 505
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

Amenities

Features	Deck, Front Porch, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Modular
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped
Construction	Modular
Foundation	Block

Additional Information

Date Listed	August 1st, 2025
Days on Market	7

Zoning

Zone 90

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Listing information last updated on August 8th, 2025 at 12:03pm MDT