

\$659,900 - 6204 Hwy 39, Rural Brazeau County

MLS® #E4455752

\$659,900

6 Bedroom, 3.00 Bathroom, 2,924 sqft

Rural on 14.43 Acres

None, Rural Brazeau County, AB

Discover your dream home with this spacious 6 bed, 2-story residence offering around 3000 sq ft of living space on 14.43 picturesque acres. Enjoy a mix of open and treed land located only 10 minutes from Drayton Valley on Pavement. The main floor boasts 9-foot ceilings, two living areas, a massive office, and a versatile gym space currently used as an office. Upstairs, find four generously sized bedrooms, including a primary suite with a large walk-in closet and ensuite. The upper level also holds your laundry space and a library nook perfect for hiding away. The house is surrounded by a wrap around deck on 2 sides to get the sun at all times of day. The walk out basement is unfinished and ready for you to add your own touch or can be utilized as a massive storage room. A double garage is there for storage and gives you space to tinker! This property blends large living with practical amenities, perfect for horse enthusiasts or those seeking tranquility close to town. Don't miss this unique opportunity!

Built in 1985

Essential Information

MLS® #	E4455752
Price	\$659,900
Bedrooms	6



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,924
Acres	14.43
Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6204 Hwy 39
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 1R3

Amenities

Features	Ceiling 9 ft., Deck
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Interior

Interior Features	ensuite bathroom
Heating	Baseboard, Hot Water, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 3rd, 2025
Days on Market	54

Zoning

Zone 90

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