

# \$470,000 - Township Road 505 & Range Road 75, Rural Brazeau County

MLS® #A2211461

**\$470,000**

0 Bedroom, 0.00 Bathroom,  
Land on 156.00 Acres

NONE, Rural Brazeau County, Alberta

Discover the perfect blend of privacy, space, and versatility with 156 acres of fully fenced land located approximately 12 minutes North of Drayton Valley. Whether you’re looking to build your dream home, establish a hobby farm, use it as pasture land, or simply enjoy it for recreational purposes, this land has endless possibilities! Features a dugout and 2 springs with a mix of open areas and poplar trees. Property has 2 approaches, power to the property line and a natural gas line running through the property. This property is well-suited for a wide range of uses! Enjoy the peace and quiet of rural Alberta while still being close to all the amenities of town. Access is conveniently located half of a mile West off Highway 22. This area is known for its beautiful scenery and abundant wildlife, making it ideal for outdoor enthusiasts. Don’t miss this rare opportunity to own a large parcel of land in a prime location.



## Essential Information

MLS® #	A2211461
Price	\$470,000
Bathrooms	0.00
Acres	156.00
Type	Land
Sub-Type	Residential Land

Status	Active
--------	--------

### Community Information

Address	Township Road 505 & Range Road 75
Subdivision	NONE
City	Rural Brazeau County
County	Brazeau County
Province	Alberta
Postal Code	T0E 1Z0

### Additional Information

Date Listed	April 13th, 2025
Days on Market	17
Zoning	AG

### Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.