

# \$703,000 - 6501 Twp Road 502 House A; B, Rural Brazeau County

MLS® #E4463318

**\$703,000**

2 Bedroom, 1.00 Bathroom, 960 sqft  
Rural on 79.57 Acres

None, Rural Brazeau County, AB

Welcome to this exceptional 79.57-ACRES property featuring TWO HOMES, a massive WORKSHOP, and multiple SHEDS. The main home offers 2 bedrooms, 1 bathroom and a fully developed basement. The second home includes 3 bedrooms, 2 bathrooms, and a flex room. The property is fully fenced and equipped with new automatic waterers, making it ready for livestock or horses. A large workshop provides ample space for equipment, storage, or business use. A Power pole located on the south part of the property offers additional utility options. With plenty of room to expand and enjoy country living, this versatile acreage is perfect for families, hobby farmers, or anyone seeking space, privacy, and opportunity.

Built in 1972

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463318  |
| Price          | \$703,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 960       |
| Acres          | 79.57     |



|            |                        |
|------------|------------------------|
| Year Built | 1972                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 6501 Twp Road 502 House A; B |
| Area        | Rural Brazeau County         |
| Subdivision | None                         |
| City        | Rural Brazeau County         |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T7A 2A2                      |

### Amenities

|          |                                                        |
|----------|--------------------------------------------------------|
| Features | Detectors Smoke, Parking-Extra, R.V. Storage, Workshop |
|----------|--------------------------------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood                                                      |
| Exterior Features | Corner Lot, Cross Fenced, Fenced, Rolling Land, Treed Lot |
| Construction      | Wood                                                      |
| Foundation        | Concrete Perimeter                                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 90            |

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Listing information last updated on October 26th, 2025 at 12:47pm MDT