

# \$299,900 - On Township Road 491, Rural Brazeau County

---

MLS® #A2180442

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Land on 9.04 Acres

NONE, Rural Brazeau County, Alberta

Presenting a 9-acre parcel just west of Drayton Valley. This is the perfect spot to build your dream home while enjoying the convenience of being close to town. Enjoy a walk along the creek in environmental reserve that runs north of north boundary of property. Opportunities like this are rare, making it an exceptional find for those seeking a piece of land with endless potential right at their fingertips.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2180442         |
| Price     | \$299,900        |
| Bathrooms | 0.00             |
| Acres     | 9.04             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | On Township Road 491 |
| Subdivision | NONE                 |
| City        | Rural Brazeau County |
| County      | Brazeau County       |
| Province    | Alberta              |
| Postal Code | T0E1Z0               |

## Additional Information



|                |                     |
|----------------|---------------------|
| Date Listed    | November 19th, 2024 |
| Days on Market | 150                 |
| Zoning         | 90                  |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Moore's Realty Ltd. |
|----------------|---------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.