

\$228,500 - #18 5429 Twp Road 494, Rural Brazeau County

MLS® #E4456220

\$228,500

2 Bedroom, 1.00 Bathroom, 960 sqft
Single Family on 0.42 Acres

Birchwood Village Green, Rural Brazeau County, Alberta

Welcome to Birchwood Country Condos, where golf course living meets country charm. This well maintained 2 bedroom, 1 bathroom modular home (approx. 960 sq ft) is nestled among mature trees and backs onto the 9-hole Birchwood Golf & Country Club at hole 6. A charming creek runs through the community, with a small walking bridge just steps away from the property. Upgrades include a new furnace and stove (2024), LED lighting, and a huge freshly stained wrap-around deck perfect for entertaining, plus a gazebo, two storage sheds, and a portable carport that stays. The well-managed condo keeps fees low (approx. \$126â€“129) while covering water, road upkeep, snow removal, and common maintenance. Utilities average about \$200 per month. Just 20 minutes from Drayton Valley with full services, this gated community offers security and peace of mind. Ideal as a year-round residence or a weekend retreat for golf lovers. (id:6289)

Built in 2001

Essential Information

Listing #	E4456220
Price	\$228,500
Bedrooms	2
Bathrooms	1.00



Square Footage	960
Acres	0.42
Year Built	2001
Type	Single Family
Style	Bungalow

Community Information

Address	#18 5429 Twp Road 494
Subdivision	Birchwood Village Green
City	Rural Brazeau County
Province	Alberta
Postal Code	T0C1W0

Amenities

Amenities	Golf Course, Playground, Vinyl Windows
Features	Cul-de-sac, See remarks, No back lane, Park/reserve, Closet Organizers
Parking Spaces	2
Parking	See Remarks

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings
Heating	Forced air
# of Stories	1

Listing Details

Listing Office	Century 21 Hi-Point Realty Ltd
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