

Courtesy Of Heather D Malin Of RE/MAX Vision Realty

\$260,000 - 118 5509 Twp Rd 494, Rural Brazeau County

MLS® #E4395078

\$260,000

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Rural on 0.35 Acres

Birchwood Village Green, Rural Brazeau County, AB

Birchwood is a beautiful place to call home! You not just own your home, you also own your lot. You are on a golf course & you have a private setting with access to a club house for members as well as the Golf course club house that also has a lot of amenities. Socialize in the lounge, restaurant, golf simulator. There is a pro shop, motel for guests, banquet room. The setting for this home is perfect with lots of trees for privacy. Inside you will be pleased with the 3 bedroom home with walk in closets in 2 rooms, 2 bathrooms, vaulted ceilings, island, walk in pantry, huge laundry/ storage room & open office desk area. The back deck is 16x14 and backs onto trees. In front are 2 more decks, a 24x24 detached garage. The condo association has set up a ball diamond, horse shoe pits & access to their clubhouse with kitchen for any special events you would have access to. The members will also put on pot luck evenings, get together for cards etc. There is a great playground area for the kids with equipment.

Built in 2007

Essential Information

MLS® # E4395078

Price \$260,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,520 |
| Acres | 0.35 |
| Year Built | 2007 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 118 5509 Twp Rd 494 |
| Area | Rural Brazeau County |
| Subdivision | Birchwood Village Green |
| City | Rural Brazeau County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 1W0 |

Amenities

| | |
|----------|---|
| Features | Deck, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows |
|----------|---|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Modular |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Picnic Area, Playground Nearby |
| Construction | Modular |
| Foundation | Concrete Perimeter, Piling |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | June 28th, 2024 |
|-------------|-----------------|

| | |
|----------------|---------|
| Days on Market | 412 |
| Zoning | Zone 90 |
| Condo Fee | \$129 |

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Listing information last updated on August 14th, 2025 at 6:02am MDT