

## \$330,000 - #131 5515 Twp 494, Rural Brazeau County

MLS® #E4426152

**\$330,000**

2 Bedroom, 2.00 Bathroom, 1,343 sqft

Rural on 0.32 Acres

Birchwood Village Green, Rural Brazeau County, AB

Charming 2-Bedroom RTM Home with Bonus Living Space & Scenic Views! This beautifully designed ready to move in home offers comfort, space, and stunning surroundings. Featuring vaulted ceilings and large living room windows, this home is filled with natural light, creating a bright and airy atmosphere. A natural gas fireplace adds warmth and charm, making it the perfect spot to unwind. Inside, the home features 2 bedrooms and 2 bathrooms, along with a 6ft crawl space under the utility room, providing generous storage with plenty of room. Step outside onto the wrap around deck, where you can enjoy peaceful views of the trees backing the property. The spacious yard includes a fire pit area, perfect for cozy nights outdoors. also features a garage with an attached heated suite thatâ€™s being sold as is, no guarantee on contents.

Built in 2005

### Essential Information

MLS® #	E4426152
Price	\$330,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,343
Acres	0.32
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	#131 5515 Twp 494
Area	Rural Brazeau County
Subdivision	Birchwood Village Green
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 1W0

### Amenities

Features	Crawl Space, Deck, Vaulted Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Prefab
Exterior Features	Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting
Construction	Prefab
Foundation	Slab

### Additional Information

Date Listed	March 17th, 2025
Days on Market	46
Zoning	Zone 90

Condo Fee                \$129

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