# \$464,900 - 35 5429 Twp Road 494, Rural Brazeau County

MLS® #E4442137

## \$464,900

3 Bedroom, 2.50 Bathroom, 1,425 sqft Rural on 0.46 Acres

Birchwood Village Green, Rural Brazeau County, AB

This custom home is nestled in a gated golf course community, backing onto trees and beautifully landscaped. The yard features a lovely garden, space for RV parking, and a deck off the kitchen/dining area with a gas BBQ hookupâ€"perfect for entertaining or relaxing outdoors. Inside, 10-ft ceilings and open floorplan make the home spacious and inviting. The kitchen offers beautiful cabinetry, granite countertops, a walk-in pantry and large island. The living room is bright and welcoming featuring a gas fireplace that adds warmth and charm. The main-floor primary suite includes double sinks, a 5-ft glass shower, and walk-in closet. Upstairs you'II find two generously sized bedrooms and a full bath. The basement is drywalled with a roughed-in bathroom, ready for your personal touch. Extras include a 23'x24' heated garage, shed with wood stove, on-demand hot water, high-efficiency furnace, and rough-ins for in-floor heat and central vac. A serene property on a 0.464-acre lot!

Built in 2014

#### **Essential Information**

MLS® # E4442137 Price \$464,900







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,425

Acres 0.46

Year Built 2014

Type Rural

Sub-Type Detached Single Family

Style Bi-Level

Status Active

# **Community Information**

Address 35 5429 Twp Road 494

Area Rural Brazeau County

Subdivision Birchwood Village Green

City Rural Brazeau County

County ALBERTA

Province AB

Postal Code T0C 1W0

#### **Amenities**

Features Ceiling 10 ft., Club House, Deck, Fire Pit, Front Porch, Hot Water

Instant, No Smoking Home, Vinyl Windows, Vacuum

System-Roughed-In, Natural Gas BBQ Hookup

# Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Fireplace Yes

Stories 2

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood

Exterior Features Gated Community, Golf Nearby, Landscaped, No Back Lane,

Playground Nearby, Private Setting, Treed Lot, Vegetable Garden

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 12th, 2025

Days on Market 126

Zoning Zone 90

Condo Fee \$126

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