

# **\$469,900 - 35 5429 Twp Road 494, Rural Brazeau County**

MLS® #E4442137

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,425 sqft

Rural on 0.46 Acres

Birchwood Village Green, Rural Brazeau County, AB

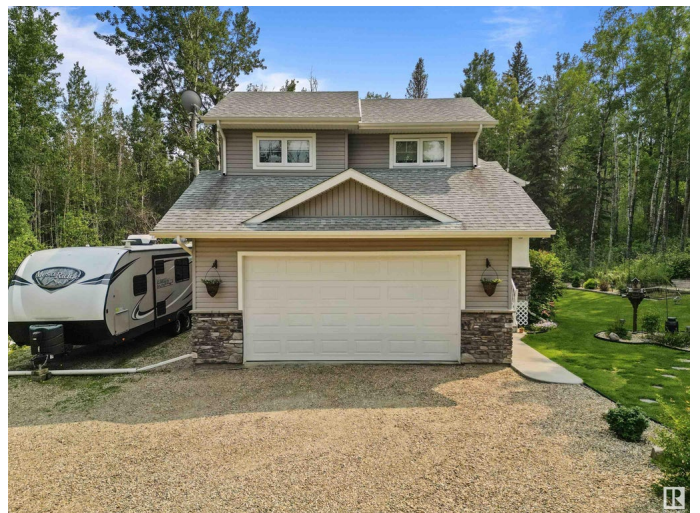
This custom home is nestled in a gated golf course community, backing onto trees and beautifully landscaped. The yard features a lovely garden, space for RV parking, and a deck off the kitchen/dining area with a gas BBQ hookup—perfect for entertaining or relaxing outdoors. Inside, 10-ft ceilings and 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’ll 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 \$469,900



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
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### 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                61  
Zoning                              Zone 90  
Condo Fee                        \$126

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