

\$79,900 - 49a, 5429 Twp 494, Rural Brazeau County

MLS® #E4442372

\$79,900

3 Bedroom, 1.00 Bathroom, 979 sqft

Rural on 0.37 Acres

Birchwood Village Green, Rural Brazeau County, AB

When do you get a chance to live in a beautiful 9 hole golf course community for under \$100K? Well now is your chance. This 1989 built 3 BR 1 bath 978 sq ft manufactured home sits on a large 0.37 acre lot with lots of parking, room to maybe build a garage, a large yard, a large south facing deck, a 10'x8' shed and backs onto trees for more privacy. Inside there are 3 bedrooms, a 4 pce bath, lots of windows giving you natural light and a vaulted ceiling in the living area. The property offers great potential and would make a great weekend getaway property or perhaps even year round living. This community is located just 20 mins east of Drayton Valley. The condo association has a clubhouse that all members have access to including social events, lodging, restaurant etc.

Built in 1989

Essential Information

MLS® #	E4442372
Price	\$79,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	979
Acres	0.37



Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	49a, 5429 Twp 494
Area	Rural Brazeau County
Subdivision	Birchwood Village Green
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 1W0

Amenities

Features	Off Street Parking, Deck, Hot Water Electric, Vaulted Ceiling
----------	---

Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, Gated Community, Golf Nearby, Low Maintenance Landscape, No Back Lane, Playground Nearby, Recreation Use
Construction	Modular
Foundation	Piling

Additional Information

Date Listed	June 13th, 2025
Days on Market	72
Zoning	Zone 90
Condo Fee	\$129

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on August 24th, 2025 at 1:32am MDT