

\$234,500 - #18 5429 Twp Road 494, Rural Brazeau County

MLS® #E4456220

\$234,500

2 Bedroom, 1.00 Bathroom, 960 sqft
Rural on 0.42 Acres

Birchwood Village Green, Rural Brazeau County, AB

Welcome to Birchwood Country Condos, where golf course living meets country charm. This well maintained 2 bedroom, 1 bathroom modular home (approx. 960 sq ft) is nestled among mature trees and backs onto the 9-hole Birchwood Golf & Country Club at hole 6. A charming creek runs through the community, with a small walking bridge just steps away from the property. Upgrades include a new furnace and stove (2024), LED lighting, and a huge freshly stained wrap-around deck perfect for entertaining, plus a gazebo, two storage sheds, and a portable carport that stays. The well-managed condo keeps fees low (approx. \$126â€“129) while covering water, road upkeep, snow removal, and common maintenance. Utilities average about \$200 per month. Just 20 minutes from Drayton Valley with full services, this gated community offers security and peace of mind. Ideal as a year-round residence or a weekend retreat for golf lovers.

Built in 2001

Essential Information

MLS® #	E4456220
Price	\$234,500



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.42
Year Built	2001
Type	Rural
Sub-Type	Detached Condominium
Style	Bungalow
Status	Active

Community Information

Address	#18 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	Off Street Parking, Closet Organizers, Deck, Vinyl Windows, See Remarks
Parking Spaces	2

Interior

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

Exterior

Exterior	Block
Exterior Features	Creek, Cul-De-Sac, Gated Community, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, See Remarks
Construction	Block
Foundation	Block

Additional Information

Date Listed	July 6th, 2025
Days on Market	71
Zoning	Zone 90
Condo Fee	\$129

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