\$228,500 - #18 5429 Twp Road 494, Rural Brazeau County

MLS® #E4456220

\$228,500

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 \$228,500







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 121

Zoning Zone 90

Condo Fee \$129

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