

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

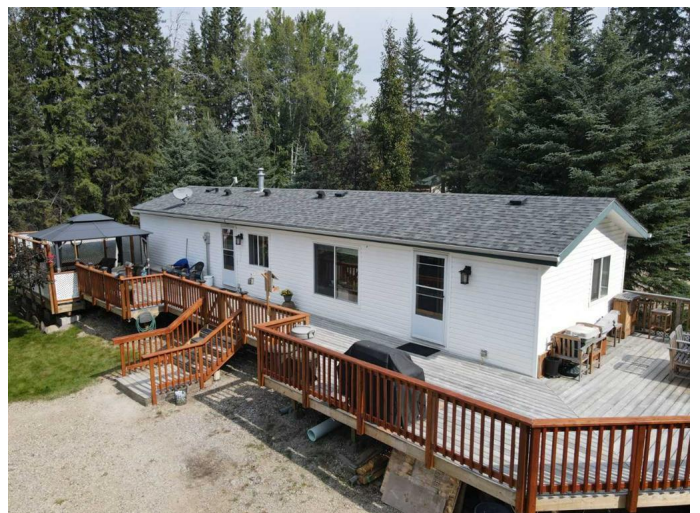
MLS® #A2231911

\$234,500

2 Bedroom, 1.00 Bathroom, 960 sqft
Residential on 0.00 Acres

Birchwood Subdivision, Rural Brazeau County,
Alberta

This Charming 2001 Mobile, offers 2 bedrooms/1 bathroom with many upgrades. Ideally located at the end of the road/overlooking hole #6 at Birchwood Golf and Country Club. Whether You're Looking for a Relaxing Retreat or a Year-Round Home, this property offers the Best of Both Worlds with a perfect blend of Comfort and Recreation. Key features include a new furnace (2024)/new stove (2024)/new dishwasher (2025)/new window replaced in living room (2025)/ newer blinds in kitchen and living room/some new LED lights in the kitchen and bathroom/a large deck (full length of the unit)/14x12 canopy & 24x12 truck shelter/two sheds (10x10 and 8x10)/a 2000-gallon septic tank. Utilities are exceptionally low; this last March was approx. \$200 for gas and power together. \$126 condo fee is for communal water. Located at the Birchwood Golf and Country Club, you'll have access to a 9-hole golf course/Pro Shop/restaurant/and motel accommodations for guests. Nearby locations include the Hamlet of Lindale (4 km, mailboxes but no convenience store)/the Town of Tomahawk (18 km, convenience store/post office/mailboxes available)/and the Town of Drayton Valley (20 km, full amenities including Walmart/Canadian Tire/Home Hardware/and IGA store). Whether it's your golfing getaway or year-round retreat, this home offers



everything you need. If golfing is your favorite pastime, Birchwood Golf and Country Club is the place to be!

Built in 2001

Essential Information

MLS® #	A2231911
Price	\$234,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	18, 5429 Township Road 494
Subdivision	Birchwood Subdivision
City	Rural Brazeau County
County	Brazeau County
Province	Alberta
Postal Code	T0C 1W0

Amenities

Amenities	Other
Parking Spaces	2
Parking	Carport, See Remarks

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None

Basement None

Exterior

Exterior Features Other, Private Yard
Lot Description Other, Private, See Remarks
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Block

Additional Information

Date Listed July 6th, 2025
Days on Market 65
Zoning R1

Listing Details

Listing Office Realty Executives Alberta Elite

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.