

Courtesy Of Heather D Malin Of RE/MAX Vision Realty

# **\$260,000 - 118 5509 Twp Rd 494, Rural Brazeau County**

MLS® #E4395078

**\$260,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Rural on 0.35 Acres

Birchwood Village Green, Rural Brazeau County, AB

Birchwood is a beautiful place to call home! You not just own your home, you also own your lot. You are on a golf course & you have a private setting with access to a club house for members as well as the Golf course club house that also has a lot of amenities. Socialize in the lounge, restaurant, golf simulator. There is a pro shop, motel for guests, banquet room. The setting for this home is perfect with lots of trees for privacy. Inside you will be pleased with the 3 bedroom home with walk in closets in 2 rooms, 2 bathrooms, vaulted ceilings, island, walk in pantry, huge laundry/ storage room & open office desk area. The back deck is 16x14 and backs onto trees. In front are 2 more decks, a 24x24 detached garage. The condo association has set up a ball diamond, horse shoe pits & access to their clubhouse with kitchen for any special events you would have access to. The members will also put on pot luck evenings, get together for cards etc. There is a great playground area for the kids with equipment.

Built in 2007

## **Essential Information**

MLS® # E4395078

Price \$260,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	0.35
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	118 5509 Twp Rd 494
Area	Rural Brazeau County
Subdivision	Birchwood Village Green
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 1W0

### Amenities

Features	Deck, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Picnic Area, Playground Nearby
Construction	Modular
Foundation	Concrete Perimeter, Piling

### Additional Information

Date Listed	June 28th, 2024
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Days on Market	400
Zoning	Zone 90
Condo Fee	\$129

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Listing information last updated on August 2nd, 2025 at 12:32pm MDT