

# **\$469,900 - 35 5429 Twp Road 494, Rural Brazeau County**

MLS® #E4442137

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,425 sqft

Rural on 0.46 Acres

Birchwood Village Green, Rural Brazeau County, AB

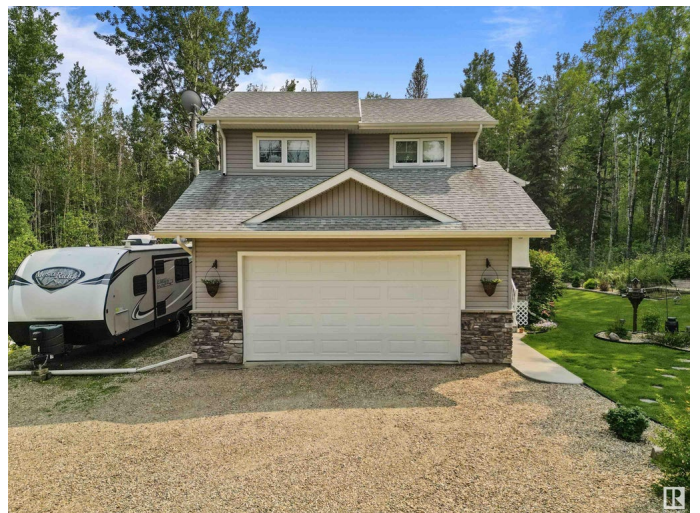
This custom home is nestled in a gated golf course community, backing onto trees and beautifully landscaped. The yard features a lovely garden, space for RV parking, and a deck off the kitchen/dining area with a gas BBQ hookup—perfect for entertaining or relaxing outdoors. Inside, 10-ft ceilings and open floorplan make the home spacious and inviting. The kitchen offers beautiful cabinetry, granite countertops, a walk-in pantry and large island. The living room is bright and welcoming featuring a gas fireplace that adds warmth and charm. The main-floor primary suite includes double sinks, a 5-ft glass shower, and walk-in closet. Upstairs you’ll find two generously sized bedrooms and a full bath. The basement is drywalled with a roughed-in bathroom, ready for your personal touch. Extras include a 23'x24' heated garage, shed with wood stove, on-demand hot water, high-efficiency furnace, and rough-ins for in-floor heat and central vac. A serene property on a 0.464-acre lot!

Built in 2014

## **Essential Information**

MLS® # E4442137

Price \$469,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,425                  |
| Acres          | 0.46                   |
| Year Built     | 2014                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 35 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 | Ceiling 10 ft., Club House, Deck, Fire Pit, Front Porch, Hot Water Instant, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                    |
| Exterior Features | Gated Community, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Treed Lot, Vegetable Garden |
| Construction      | Wood                                                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 12th, 2025  
Days on Market                53  
Zoning                              Zone 90  
Condo Fee                        \$126

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 3rd, 2025 at 11:32pm MDT