

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

MLS® #A2231911

**\$228,500**

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          | \$228,500    |
| 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        Private, See Remarks, Other  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Block

**Additional Information**

Date Listed              July 6th, 2025  
Days on Market        112  
Zoning                    R1

**Listing Details**

Listing Office            Realty Executives Alberta Elite

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