

## \$79,900 - 49a, 5429 Twp 494, Rural Brazeau County

MLS® #E4442372

**\$79,900**

3 Bedroom, 1.00 Bathroom, 979 sqft

Rural on 0.37 Acres

Birchwood Village Green, Rural Brazeau County, AB

When do you get a chance to live in a beautiful 9 hole golf course community for under \$100K? Well now is your chance. This 1989 built 3 BR 1 bath 978 sq ft manufactured home sits on a large 0.37 acre lot with lots of parking, room to maybe build a garage, a large yard, a large south facing deck, a 10'x8' shed and backs onto trees for more privacy. Inside there are 3 bedrooms, a 4 pce bath, lots of windows giving you natural light and a vaulted ceiling in the living area. The property offers great potential and would make a great weekend getaway property or perhaps even year round living. This community is located just 20 mins east of Drayton Valley. The condo association has a clubhouse that all members have access to including social events, lodging, restaurant etc.

Built in 1989

### Essential Information

MLS® #	E4442372
Price	\$79,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	979
Acres	0.37



Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	49a, 5429 Twp 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, Deck, Hot Water Electric, Vaulted Ceiling
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, Gated Community, Golf Nearby, Low Maintenance Landscape, No Back Lane, Playground Nearby, Recreation Use
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed	June 13th, 2025
Days on Market	87
Zoning	Zone 90
Condo Fee	\$129

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