

\$330,000 - #131 5515 Twp 494, Rural Brazeau County

MLS® #E4426152

\$330,000

2 Bedroom, 2.00 Bathroom, 1,343 sqft

Rural on 0.32 Acres

Birchwood Village Green, Rural Brazeau County, AB

Charming 2-Bedroom RTM Home with Bonus Living Space & Scenic Views! This beautifully designed ready to move in home offers comfort, space, and stunning surroundings. Featuring vaulted ceilings and large living room windows, this home is filled with natural light, creating a bright and airy atmosphere. A natural gas fireplace adds warmth and charm, making it the perfect spot to unwind. Inside, the home features 2 bedrooms and 2 bathrooms, along with a 6ft crawl space under the utility room, providing generous storage with plenty of room. Step outside onto the wrap around deck, where you can enjoy peaceful views of the trees backing the property. The spacious yard includes a fire pit area, perfect for cozy nights outdoors. also features a garage with an attached heated suite thatâ€™s being sold as is, no guarantee on contents.

Built in 2005

Essential Information

| | |
|------------|-----------|
| MLS® # | E4426152 |
| Price | \$330,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 1,343 |
| Acres | 0.32 |
| Year Built | 2005 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | #131 5515 Twp 494 |
| Area | Rural Brazeau County |
| Subdivision | Birchwood Village Green |
| City | Rural Brazeau County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 1W0 |

Amenities

| | |
|----------|------------------------------------|
| Features | Crawl Space, Deck, Vaulted Ceiling |
|----------|------------------------------------|

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Prefab |
| Exterior Features | Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting |
| Construction | Prefab |
| Foundation | Slab |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 17th, 2025 |
| Days on Market | 46 |
| Zoning | Zone 90 |

Condo Fee \$129

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Listing information last updated on May 2nd, 2025 at 3:33pm MDT