

## \$70,000 - 147 Cedar Glen, Rural Brazeau County

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MLS® #E4439802

### \$70,000

1 Bedroom, 1.00 Bathroom, 818 sqft

Rural on 0.13 Acres

Birchwood Village Green, Rural Brazeau County, AB

Sold as is. Week-end retreat or year around living. Located in Birchwood Village Green Condo Association surrounding a challenging 9 hole golf course. This lot backs onto trees and access down to the creek. 1978 mobile with a 12x24 addition. The addition has a high vaulted ceiling with sky lights offering plenty of natural lighting, wood stove to the kitchen/dining area. Patio doors lead to a small back deck and private yard. The 16x22 shed is split in half. One side is insulated and drywalled often used as a summer guest room. The other 1/2 is a handyman's work shop. The Condo fees are \$120.00 a month. Fees include water, common area, snow removal, street lighting, management fees and garbage removal.

Built in 1978

### Essential Information

MLS® #	E4439802
Price	\$70,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	818
Acres	0.13
Year Built	1978



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	147 Cedar Glen
Area	Rural Brazeau County
Subdivision	Birchwood Village Green
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 1W0

### Amenities

Features	See Remarks
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### Interior

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

### Exterior

Exterior	Prefab
Exterior Features	Backs Onto Park/Trees, Creek, Golf Nearby
Construction	Prefab
Foundation	Block

### Additional Information

Date Listed	June 1st, 2025
Days on Market	63
Zoning	Zone 90
Condo Fee	\$120

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Listing information last updated on August 3rd, 2025 at 7:17am MDT