

\$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

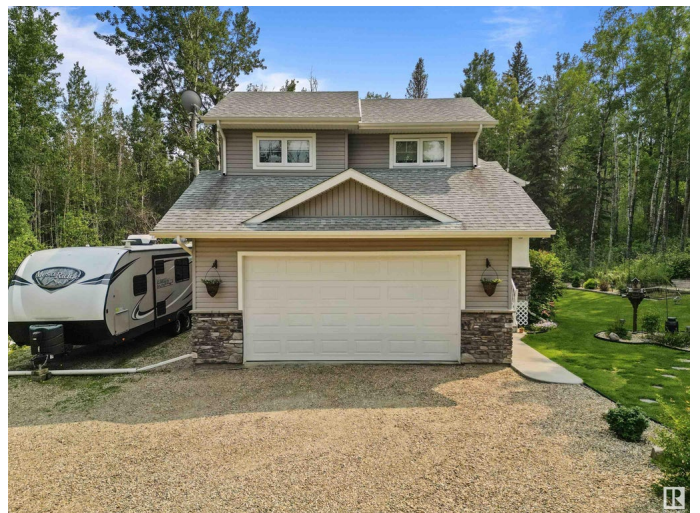
This custom home is nestled in a gated golf course community, backing onto trees and beautifully landscaped. The yard features a lovely garden, space for RV parking, and a deck off the kitchen/dining area with a gas BBQ hookup—perfect for entertaining or relaxing outdoors. Inside, 10-ft ceilings and 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
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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 63
Zoning Zone 90
Condo Fee \$126

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