\$464,900 - 35 5429 Twp Road 494, Rural Brazeau County

MLS® #E4442137

\$464,900

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 hookupâ€"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'II 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 \$464,900







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

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 141

Zoning Zone 90

Condo Fee \$126

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