

## \$185,000 - 111, 5509 Twp 494, Rural Brazeau County

MLS® #E4421653

**\$185,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Rural on 0.75 Acres

Birchwood Village Green, Rural Brazeau County, AB

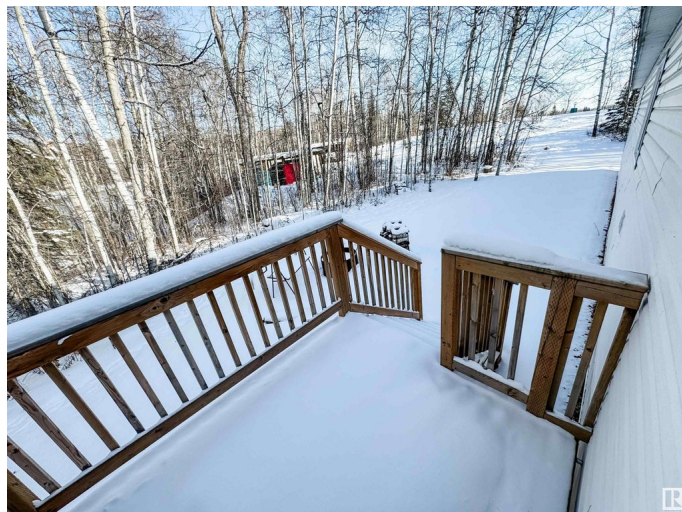
Come experience quaint and quiet living in the woods! This 3 bedroom, 2 bath mobile home is apart of the Birchwood country condos and boasts a 24' x 30' heated shop with a 10' door to allow you to park and tinker! A skylight in the kitchen allows ample sunlight into the main area and a secondary living room space with its own exterior entrance can be utilized at the back of the mobile. The front entrance greets guests with a covered porch perfect for enjoying your morning coffee!

Built in 1998

### Essential Information

MLS® #	E4421653
Price	\$185,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.75
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	111, 5509 Twp 494
Area	Rural Brazeau County
Subdivision	Birchwood Village Green
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 1W0

### **Amenities**

Features	Deck, Front Porch, Skylight, Vinyl Windows, Workshop
----------	--

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior Features	Golf Nearby, No Back Lane, Treed Lot
Foundation	Piling

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	66
Zoning	Zone 90
Condo Fee	\$126

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 10:47am MDT