

## \$45,900 - 5429 Twp Road 494, Rural Brazeau County

MLS® #E4445824

**\$45,900**

2 Bedroom, 1.00 Bathroom, 578 sqft

Rural on 0.28 Acres

Birchwood Village Green, Rural Brazeau County, AB

Embrace the charm of tiny home living in this cozy, character-filled retreat! Nestled beside a peaceful creek and steps from the golf course, this unique 5th wheel (1994) has been thoughtfully enclosed and expanded with a stylish addition—featuring a comfortable bedroom, welcoming living area with a pellet stove, and a convenient laundry/entrance space. Whether you're seeking a serene weekend escape or a low-maintenance year-round lifestyle, this home delivers. Located in a secure, gated community brimming with amenities, you'll enjoy access to a 9-hole golf course, a clubhouse, restaurant/lounge, hotel, banquet facilities, virtual golf, and even a playground—perfect for relaxing, entertaining, and living your best life. Water is included in the low condo fees, and a large shed provides extra storage for all your gear.

Built in 1994

### Essential Information

MLS® #	E4445824
Price	\$45,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	578
Acres	0.28
Year Built	1994
Type	Rural
Sub-Type	Detached Condominium
Style	Bungalow
Status	Active

### Community Information

Address	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	Club House, Deck, Fire Pit, Front Porch
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### Interior

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

### Exterior

Exterior Features	Backs Onto Park/Trees, Corner Lot, Creek, Gated Community, Golf Nearby, Not Fenced, Private Setting, Recreation Use, River View
Foundation	See Remarks

### Additional Information

Date Listed	July 4th, 2025
Days on Market	7
Zoning	Zone 90
Condo Fee	\$123

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