

Courtesy Of Cassie D Krawec Of RE/MAX River City

\$45,900 - 168 5429 Twp Road 494, Rural Brazeau County

MLS® #E4445824

\$45,900

2 Bedroom, 1.00 Bathroom, 574 sqft

Rural on 0.28 Acres

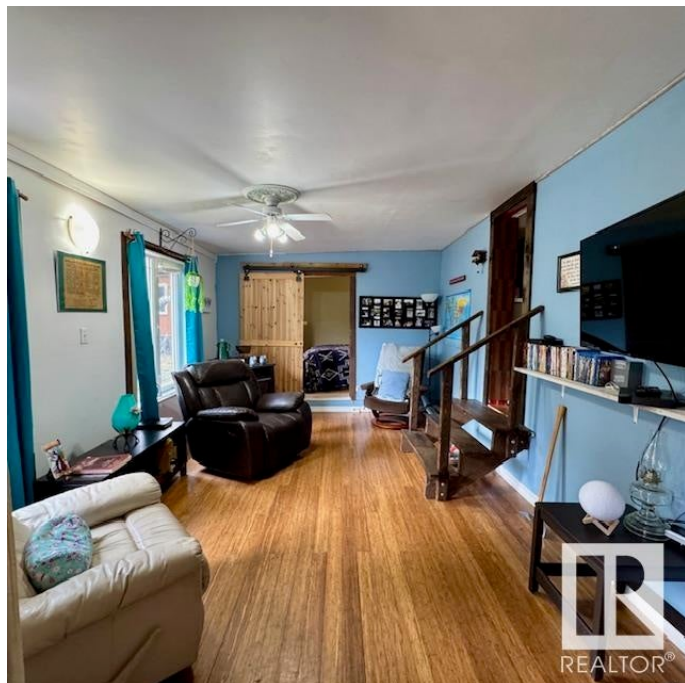
Birchwood Village Green, Rural Brazeau County, AB

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	574
Acres	0.28
Year Built	1994
Type	Rural
Sub-Type	Detached Condominium
Style	Bungalow
Status	Active

Community Information

Address	168 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
----------	---

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	9
Zoning	Zone 90
Condo Fee	\$123

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 July 13th, 2025 at 7:02am MDT