



18, 5429 Township Road 494 , Rural Brazeau County, Alberta - \$234,500



Main Photo

Property Description

This Charming 2001 Mobile, offers 2 bedrooms/1 bathroom with many upgrades. Ideally located at the end of the road/overlooking hole #6 at Birchwood Golf and Country Club. Whether You're Looking for a Relaxing Retreat or a Year-Round Home, this property offers the Best of Both Worlds with a perfect blend of Comfort and Recreation. Key features include a new furnace (2024)/new stove (2024)/new dishwasher (2025)/new window replaced in living room (2025)/ newer blinds in kitchen and living room/some new LED lights in the kitchen and bathroom/a large deck (full length of the unit)/14x12 canopy & 24x12 truck shelter/two sheds (10x10 and 8x10)/a 2000-gallon septic tank. Utilities are exceptionally low; this last March was approx. \$200 for gas and power together. \$126 condo fee is for communal water. Located at



the Birchwood Golf and Country Club, you'll have access to a 9-hole golf course/Pro Shop/restaurant/and motel accommodations for guests. Nearby locations include the Hamlet of Lindale (4 km, mailboxes but no convenience store)/the Town of Tomahawk (18 km, convenience store/post office/mailboxes available)/and the Town of Drayton Valley (20 km, full amenities including Walmart/Canadian Tire/Home Hardware/and IGA store). Whether it's your golfing getaway or year-round retreat, this home offers everything you need. If golfing is your favorite pastime, Birchwood Golf and Country Club is the place to be!

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