

# **\$234,500 - 18 Birchwood Country Condos, Rural Brazeau County**

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MLS® #A2207888

**\$234,500**

2 Bedroom, 1.00 Bathroom, 960 sqft

Mobile on 0.00 Acres

Birchwood Subdivision, Rural Brazeau County, Alberta

This charming 960 sq. ft. home, built in 2001, offers 2 bedrooms/1 bathroom and is 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 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/property taxes of approximately \$600/year/and a condo fee of \$126/month. UtilitiesÂ this lastÂ March was approx. \$200 for gas and power together. 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!



Built in 2001

**Essential Information**

MLS® #	A2207888
Price	\$234,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.00
Year Built	2001
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

**Community Information**

Address	18 Birchwood Country Condos
Subdivision	Birchwood Subdivision
City	Rural Brazeau County
County	Brazeau County
Province	Alberta
Postal Code	T0C 1W0

**Amenities**

Parking Spaces	1
Parking	Carport

**Interior**

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas

**Exterior**

Roof	Asphalt Shingle
Foundation	Block

**Additional Information**

Date Listed	April 2nd, 2025
Days on Market	35

**Listing Details**

Listing Office                      Realty Executives Alberta Elite

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