

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

MLS® #A2207888

\$234,500

2 Bedroom, 1.00 Bathroom, 960 sqft
Mobile on 0.00 Acres

Birchwood Subdivision, Rural Brazeau County,
Alberta

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 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. Utilities are exceptionally low; this last 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, Washer, Window Coverings, Stove(s)
Heating	Forced Air, Natural Gas

Exterior

Roof	Asphalt Shingle
Foundation	Block

Additional Information

Date Listed April 2nd, 2025
Days on Market 74

Listing Details

Listing Office Realty Executives Alberta Elite

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