

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

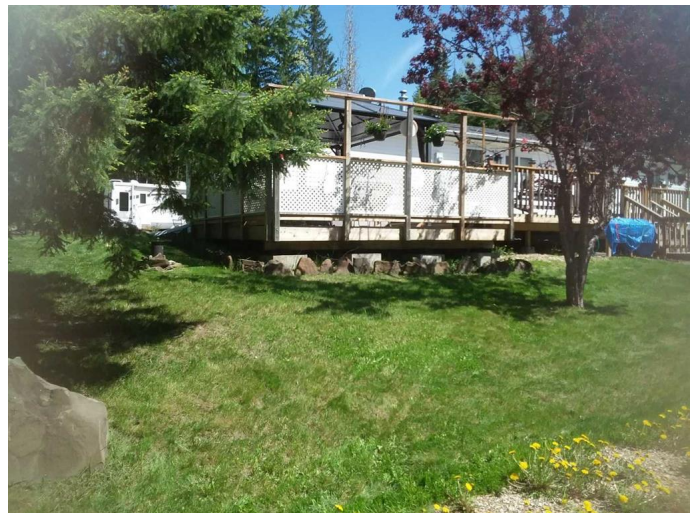
MLS® #A2231911

**\$234,500**

2 Bedroom, 1.00 Bathroom, 960 sqft  
Residential 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 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. 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® #	A2231911
Price	\$234,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

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

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Carport, See Remarks

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

**Exterior**

Exterior Features	Other, Private Yard
Lot Description	Other, Private, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

**Additional Information**

Date Listed	July 6th, 2025
Zoning	R1

**Listing Details**

Listing Office	Realty Executives Alberta Elite
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