

\$70,000 - 147 Cedar Glen, Rural Brazeau County

MLS® #E4439802

\$70,000

1 Bedroom, 1.00 Bathroom, 818 sqft

Rural on 0.13 Acres

Birchwood Village Green, Rural Brazeau County, AB

Sold as is. Week-end retreat or year around living. Located in Birchwood Village Green Condo Association surrounding a challenging 9 hole golf course. This lot backs onto trees and access down to the creek. 1978 mobile with a 12x24 addition. The addition has a high vaulted ceiling with sky lights offering plenty of natural lighting, wood stove to the kitchen/dining area. Patio doors lead to a small back deck and private yard. The 16x22 shed is split in half. One side is insulated and drywalled often used as a summer guest room. The other 1/2 is a handyman's work shop. The Condo fees are \$120.00 a month. Fees include water, common area, snow removal, street lighting, management fees and garbage removal.



Built in 1978

Essential Information

MLS® #	E4439802
Price	\$70,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	818
Acres	0.13
Year Built	1978

Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	147 Cedar Glen
Area	Rural Brazeau County
Subdivision	Birchwood Village Green
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 1W0

Amenities

Features	See Remarks
----------	-------------

Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Prefab
Exterior Features	Backs Onto Park/Trees, Creek, Golf Nearby
Construction	Prefab
Foundation	Block

Additional Information

Date Listed	June 1st, 2025
Days on Market	57
Zoning	Zone 90
Condo Fee	\$120

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 28th, 2025 at 8:47am MDT