

# \$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 | 116            |
| Zoning         | Zone 90        |
| Condo Fee      | \$120          |

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Listing information last updated on September 25th, 2025 at 4:48pm MDT