

## \$414,900 - 62520 Rr 264, Rural Westlock County

MLS® #E4434465

**\$414,900**

3 Bedroom, 2.00 Bathroom, 1,505 sqft

Rural on 7.02 Acres

None, Rural Westlock County, AB

### DREAM ACREAGE, SURE TO IMPRESS!!

Situated on 7.02 acres with mature trees, 2005 modular home & 30x40 SHOP. Home has 3 bedrooms, 2 full baths, laundry room and FANTASTIC GREAT ROOM. Spacious Master bedroom with walk in closet & 4PC ENSUITE. GREAT ROOM has VAULTED CEILINGS, eating area & OPEN KITCHEN. PATIO DOORS off living room lead you onto your LARGE DECK W/ALUMINUM RAILING overlooking private fire pit area. Outside you will find a 30x40 shop, 20x24 barn w/metal roof & a 3rd storage building. Metal clad shop is meticulously kept, HEATED, INSULATED, w/floor drain, sink, mezzanine turned into office & den. Pull through driveway with lots of room for large trucks/parking/equipment. New well in 2010 (older artesian well still functional & flowing) & septic field system in 2011. Beautifully landscaped with mature trees, FRUIT TREES/BUSHES, flower beds, GARDEN SPOT & HUMONGOUS MAPLES are priceless. ENCLOSED/FENCED PASTURE and barn for animals/hobby enthusiasts. Move in ready, nothing left to be done but enjoy!

Built in 2005

### Essential Information

MLS® #

E4434465



Price	\$414,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,505
Acres	7.02
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	62520 Rr 264
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2P6

### **Amenities**

Features	Workshop, See Remarks
Parking Spaces	6

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Modular
Exterior Features	Fenced, Landscaped, Recreation Use, Vegetable Garden, See Remarks
Construction	Modular
Foundation	Block, Wood

### **Additional Information**

Date Listed May 4th, 2025

Days on Market 6

Zoning Zone 70

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