

\$249,900 - 620076b Hwy 661, Rural Woodlands County

MLS® #E4439191

\$249,900

3 Bedroom, 1.00 Bathroom, 1,127 sqft

Rural on 0.60 Acres

None, Rural Woodlands County, AB

Prime location at top of the hill from Fort Assiniboine, overlooking the Athabasca river & valley. Surrounded by trees & beautiful walking trails, this pristine acreage offers a lovely private yard site with garden, on a rolling hilltop only a short walk to the conveniences of the hamlet, without being in the town itself.

The house has gone through major renovations including; new vinyl windows & cedar trim throughout, new vinyl plank flooring, a new kitchen w/ quartz counters & large eating island, new bathroom w/ tiles to ceiling & new paint, baseboards/casing, interior/exterior doors & hardware, all new lighting, a new furnace & ducting as well as new eavestroughs & downspouts. South/East facing deck. The garage is older but usable & has had a facelift with paint & new tin roof. Property has 2 wells (not sure if functional) & a cistern, as well as a septic tank & field. A must see to enter rural acreage living with the perks of a community town nearby. Absolutely nothing to do to move right in & enjoy.

Built in 1943

Essential Information

MLS® # E4439191

Price \$249,900

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,127
Acres	0.60
Year Built	1943
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	620076b Hwy 661
Area	Rural Woodlands County
Subdivision	None
City	Rural Woodlands County
County	ALBERTA
Province	AB
Postal Code	T0G 1A0

Amenities

Features	Crawl Space, Deck, Fire Pit, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	6

Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Hillside, River Valley View, River View, Rolling Land, Sloping Lot, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter, See Remarks

Additional Information

Date Listed	May 29th, 2025
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Days on Market 116

Zoning Zone 70

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