

\$389,000 - 25022 Twp Rd 612, Rural Westlock County

MLS® #E4440457

\$389,000

4 Bedroom, 2.50 Bathroom, 1,039 sqft

Rural on 3.00 Acres

None, Rural Westlock County, AB

Charming 4-bedroom bi-level home on approx. 3 acres, ready for a new family. Renovations include a fully updated kitchen with modern finishes and a portable island, refreshed bathrooms, and a fully finished basement. The kitchen opens to a 25' x 14' west-facing deck—perfect for sunsets. Main floor features a cozy living room, primary bedroom with 2-pce ensuite, and second bedroom. Downstairs offers two more bedrooms, 3-pce bath, large family room with a wood-burning stove, laundry with washtub, and cold storage. Hot water on demand system in place. Beautiful, private yard surrounded by mature trees. Includes a 21' x 24' wired Quonset with concrete floor, plus a second outbuilding ideal for a garage, workshop, or storage (dirt floor, metal roof). Just 2.5 miles west of Hwy 2—rural living with easy access.

Built in 1969

Essential Information

MLS® #	E4440457
Price	\$389,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,039



Acres	3.00
Year Built	1969
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	25022 Twp Rd 612
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2P1

Amenities

Features	Deck, Vinyl Windows, Workshop
----------	-------------------------------

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Private Setting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 4th, 2025
Days on Market	62
Zoning	Zone 60

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 August 5th, 2025 at 12:17am MDT