

# \$290,000 - 20 23429 Twp Road 584, Rural Westlock County

MLS® #E4449339

**\$290,000**

2 Bedroom, 1.00 Bathroom, 832 sqft

Rural on 4.87 Acres

Regal Park Village, Rural Westlock County, AB

Minutes from Halfmoon Lake Natural Area and Opal Natural Area is Regal Park Village subdivision. Situated on 2.45 acres of land is this 2 bedroom 832 sq.ft. bungalow nestled on the side of a hill with a double detached and insulated garage connected to the house with a covered breezeway. The home boasts oak cabinetry in the kitchen, spacious eating area with patio door access to your 16'x16' deck overlooking your private backyard. The ample-sized living room, two bedrooms, 4 piece bathroom complete the home. Lots of natural lighting from the windows compliments the property. At the back of the garage, you have 3 attached sheds creating plenty of additional storage space. Lots of work done in the past 2 years including new hot water tank and furnace in 2024 and new shingles in 2023. The adjoining 2.42-acre parcel of land is included in the selling price. Full parcel is 1/2 forest and 1/2 yard space. Enjoy country life all within 35 minutes to the Anthony henday.

Built in 1982

## Essential Information

MLS® # E4449339

Price \$290,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 832                    |
| Acres          | 4.87                   |
| Year Built     | 1982                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 20 23429 Twp Road 584 |
| Area        | Rural Westlock County |
| Subdivision | Regal Park Village    |
| City        | Rural Westlock County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0G 1I0               |

### Amenities

|          |                                                |
|----------|------------------------------------------------|
| Features | Carbon Monoxide Detectors, Deck, Parking-Extra |
|----------|------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Wood                                           |
| Exterior Features | Environmental Reserve, Rolling Land, Treed Lot |
| Construction      | Wood                                           |
| Foundation        | Slab                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 60         |

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Listing information last updated on August 10th, 2025 at 1:32pm MDT