

# **\$1,250,000 - 60213 Rge Road 260, Rural Westlock County**

MLS® #E4454464

**\$1,250,000**

4 Bedroom, 2.50 Bathroom, 1,811 sqft

Rural on 75.85 Acres

None, Rural Westlock County, AB

76.5 Acres w/2 Residences, Shop, Barn & Greenhouse! Discover this incredible property offering 76.5 acres Featuring 18 acres of trees, 45 acres of rented crop land, fenced pastures, dugouts, & abundant wildlife, the perfect mix of farm, recreation & income. Main Residence (1989, ~1800 sq ft main + finished basement), 4 Beds, 3.5 Baths. Open concept living, cathedral ceilings, hardwood throughout 2019 updates: furnace, HWT, water softener, high-efficiency wood fireplace 2024 updates: new well pump, renovated bath, new toilets. Attached heated double garage & 4-season sunroom. Barndominium (2022)~1200 sq ft living area + loft bedroom, 1.5 Baths. Woodstove, radiant in-floor heat, steel roof/siding. Year-round 17x50 greenhouse with aquaponics system & "fish room". Processing & storage rooms, heated barn w/pens & hay loft, Spray foam insulation. Shop (43x55), Spray-foam insulated, radiant heat & Wood stove, 2 x 12'™ overhead doors, 220 Wiring, Built in cooler room, air compressor, Car Hoist/lift & so much more..

Built in 1989

## **Essential Information**

MLS® #

E4454464



|                |                        |
|----------------|------------------------|
| Price          | \$1,250,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,811                  |
| Acres          | 75.85                  |
| Year Built     | 1989                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 60213 Rge Road 260    |
| Area        | Rural Westlock County |
| Subdivision | None                  |
| City        | Rural Westlock County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7P 2P5               |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Heating      | Forced Air-1, In Floor Heat System, Natural Gas, Wood |
| Fireplace    | Yes                                                   |
| Stories      | 2                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Finished                                        |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood                                      |
| Exterior Features | Cross Fenced, Landscaped, Private Setting |
| Construction      | Wood                                      |
| Foundation        | Concrete Perimeter                        |

### Additional Information

Date Listed August 23rd, 2025

Days on Market 54

Zoning Zone 70

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Listing information last updated on October 16th, 2025 at 9:47am MDT