

## \$349,000 - 59117 Rg Rd 11, Rural Westlock County

MLS® #E4425921

**\$349,000**

2 Bedroom, 1.00 Bathroom, 936 sqft

Rural on 3.11 Acres

None, Rural Westlock County, AB

GET AWAY FROM IT ALL! 3.11 acres with older 934 sq ft renovated home that has been well taken care of. Main floor has bright west facing kitchen w/huge window facing front yard, white kitchen cabinets & appliances. Spacious living room w/door to front deck (updated in last 5 years), down the hall you will find 4 pce bathroom w/laundry. 2 bdrms the master having a large walk in closet . Downstairs is wide open & ready to be finished w/ newly poured floor, mech & cold room. Home has had many updates incl rigid styrofoam & siding, vinyl windows, flooring, paint, bathroom fixtures, 100 amp electrical service, etc. Outside you will find a mature treed yard w/ new septic field system installed in 2023, fresh landscaping with rock and window wells, newer pump house, exterior of garage has been done with metal, etc. There is a auto waterer in the east pen w/ lots of room for small animals. Property runs along a small creek line, has an amazing windbreak & has a flowing artesian well. 1 mile from Hwy 777.

Built in 1950

### Essential Information

MLS® # E4425921

Price \$349,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	936
Acres	3.11
Year Built	1950
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	59117 Rg Rd 11
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2N9

### Amenities

Features	Vinyl Windows
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Landscaped, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 15th, 2025
Days on Market	48
Zoning	Zone 70

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