

# \$279,000 - Twp 624a And Rr 23, Rural Westlock County

MLS® #E4426345

**\$279,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 159.00 Acres

None, Rural Westlock County, AB

159 acre Recreational Paradise situated on the edge of a private shallow body lake & backing onto 50 plus sections of Crown Land for endless miles of pristine natural area access including quadding, wildlife enjoyment & hunting. Winter activities include easy access to the Northern lights Snowmobile Trail as well as links to the Trans Canada Snowmobile Trail. Quality built modern Trappers cabin situated amongst mature sheltering bush features professional solar power panels & electrical system as well as wood stove & conveniences for 4 season camping usability. Amazing winter & summer scenery, pristine bird watching & wildlife interaction. Short trail commute to many other natural points of interest. Additional excellent grass producing ability w/ good livestock perimeter fencing currently being pastured. Unimproved road allowance access allows for your own private oasis & pristine natural interaction rarely found these days. A value investment in both land & your own personal health & enjoyment

## Essential Information

MLS® #	E4426345
Price	\$279,000
Bathrooms	0.00



Acres	159.00
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Twp 624a And Rr 23
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2N9

### Exterior

Exterior Features	Backs Onto Lake, Fenced, Lake Access Property, Lake View, Private Setting, Treed Lot, See Remarks
-------------------	---

### Additional Information

Date Listed	March 18th, 2025
Days on Market	45
Zoning	Zone 70

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 May 2nd, 2025 at 6:47pm MDT