# \$499,000 - 62315 Rr 261, Rural Westlock County

MLS® #E4431927

### \$499,000

3 Bedroom, 2.00 Bathroom, 2,042 sqft Rural on 8.53 Acres

None, Rural Westlock County, AB

Enjoy peaceful country living in this efficient and well-maintained 2009 bungalow on 8.53 acres, just minutes off the highway and close to beautiful lakes! This 3 bedroom, 2 bathroom home features an open-concept design with a spacious kitchen, cozy gas fireplace, main floor laundry, and air conditioning for year-round comfort. The good-sized bedrooms all offer large closets, and the primary suite includes a luxurious 5-piece ensuite. Step out onto the huge deck with a covered area and take in the stunning field views. Upgraded insulation makes this home super efficient. Plus, a fully insulated and heated 25'x40' shop is perfect for storage or projects. The perfect mix of comfort, space, and convenience!



#### **Essential Information**

MLS® # E4431927 Price \$499,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

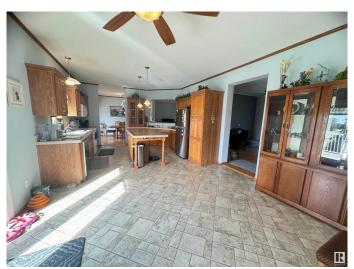
Square Footage 2,042

Acres 8.53

Year Built 2009







Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 62315 Rr 261

Area Rural Westlock County

Subdivision None

City Rural Westlock County

County ALBERTA

Province AB

Postal Code T0G 0S0

#### **Amenities**

Features Air Conditioner, Ceiling 9 ft., Deck, Fire Pit, Greenhouse, Hot Water

Tankless, Insulation-Upgraded, Vinyl Windows, Natural Gas BBQ

Hookup

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood

Exterior Features See Remarks

Construction Wood Foundation Piling

## **Additional Information**

Date Listed April 18th, 2025

Days on Market 132

Zoning Zone 70

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