

\$325,000 - 10503 109 Street, Westlock

MLS® #E4446693

\$325,000

3 Bedroom, 1.50 Bathroom, 1,105 sqft
Single Family on 0.00 Acres

Westlock, Westlock, AB

LEGAL, OCCUPIED, SIDE BY SIDE DUPLEX!

Well maintained 1995 duplex with front drive parking and chain link fenced back yard. Each unit is 550 sq ft on main floor and a total of 1104 sq ft with finished basements. Main floors have front living room, 2 pce bath, dining area, kitchen & laundry. Downstairs floors have 4 pce bath, 3 bedrooms, mechanical & storage. Separate furnaces, HWTs & electrical for each unit. Duplex is clean with vinyl siding and updated shingles. Each unit has a rear back deck and a view of the field behind. There is a storage shed to keep lawn care equipment. This duplex is located within walking distance of gas station, restaurant, elementary school & playground, & swimming pool. Westlock has a strong rental market and a legal separately metered unit like this one is a rare find.



Built in 1995

Essential Information

MLS® #	E4446693
Price	\$325,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,105

Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

Community Information

Address	10503 109 Street
Area	Westlock
Subdivision	Westlock
City	Westlock
County	ALBERTA
Province	AB
Postal Code	T7P 1A9

Amenities

Amenities	Deck
Parking	Front Drive Access

Interior

Appliances	Storage Shed, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Preserved Wood

School Information

Elementary	Westlock Elementary School
Middle	RF Staples
High	RF Staples

Additional Information

Date Listed	July 8th, 2025
Days on Market	5
Zoning	Zone 70



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