

## \$369,000 - 2001 Twp Rd 604, Rural Westlock County

MLS® #E4447825

**\$369,000**

4 Bedroom, 1.00 Bathroom, 1,153 sqft

Rural on 0.94 Acres

None, Rural Westlock County, AB

PERFECT ACREAGE PACKAGE! .94 of an acre, beautifully landscaped w/ mature tree line & garden spot. This well maintained 1152 sq ft bi-level boasts a bright east facing living room, upgraded oak kitchen w/ dining area, 4 pce main bath & 3 generous sized bdrms. Downstairs you will find an add bdrm w/ walk in closet, family room, cold room with built in shelving, plumbed 3 pce bathroom, summer kitchen & laundry area. Home has updated metal roof, HWT 2021, some newer vinyl windows, exterior door, outbuilding metal roofs, etc. Outside you will find 24x36 detached 3 bay garage insulated & drywalled. 2 bays have overhead doors & one is has heater & air lines for workshop. Attached is an older greenhouse waiting to be revived. Chicken coop has outdoor pen with gravity tank water system. Massive heated dog shed w/ outdoor run. Yard is well taken care of with path mowed to neighboring pond. All of this located on paved Hwy 776 just off of HWY 18 and only 20 minutes to Westlock or Barrhead.

Built in 1977

### Essential Information

MLS® #	E4447825
Price	\$369,000
Bedrooms	4



Bathrooms	1.00
Full Baths	1
Square Footage	1,153
Acres	0.94
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	2001 Twp Rd 604
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2N9

### **Amenities**

Features	Greenhouse, No Smoking Home
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### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	16
Zoning	Zone 70

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Listing information last updated on July 31st, 2025 at 11:48am MDT