

## **\$324,000 - 26308 Hwy 663, Rural Westlock County**

MLS® #E4454420

**\$324,000**

4 Bedroom, 2.00 Bathroom, 1,739 sqft

Rural on 12.74 Acres

None, Rural Westlock County, AB

GREAT HOBBY FARM POTENTIAL, a perfect location to have a market garden. Located on pavement yet peaceful and private. Older home has had numerous upgrades in past year, paint, gas stove, some flooring, toilet, light fixtures, electrical & more. Pump house has had upgraded electrical. Chicken coop, horse shed, 3 stall open faced shed, old cabin used as garage and numerous other outbuildings. Wind fence for shelter along with pasture area, pond, horseshoe pits, trees and space to enjoy. If you are looking for some space for horses, sheep, cattle this is the perfect size to get you started. The home has 3 bdrm on main floor & 1 upstairs. Main floor laundry, large porch, kitchen with plenty of cabinets, dining area and living room features south facing windows & wood stove to keep you cozy on those cold winter days. Basement has access door to yard. Only 30 minute drive to Athabasca & Westlock all paved. Relax on your covered deck, enjoy nature & the multiple lakes only minutes away.

Built in 1950

### **Essential Information**

MLS® # E4454420

Price \$324,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,739
Acres	12.74
Year Built	1950
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	26308 Hwy 663
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T0G 0Y0

### **Amenities**

Features	See Remarks
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Cross Fenced, Fruit Trees/Shrubs
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 20th, 2025
Days on Market	8
Zoning	Zone 70

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Listing information last updated on August 28th, 2025 at 5:17am MDT