# \$1,250,000 - 60213 Rge Road 260, Rural Westlock County

MLS® #E4454464

## \$1,250,000

4 Bedroom, 2.50 Bathroom, 1,811 sqft Rural on 75.85 Acres

None, Rural Westlock County, AB

76.5 Acres w/2 Residences, Shop, Barn & Greenhouse! Discover this incredible property offering 76.5 acres Featuring 18 acres of trees, 45 acres of rented crop land, fenced pastures, dugouts, & abundant wildlife, the perfect mix of farm, recreation & income. Main Residence (1989, ~1800 sq ft main + finished basement), 4 Beds, 3.5 Baths. Open concept living, cathedral ceilings, hardwood throughout 2019 updates: furnace, HWT, water softener, high-efficiency wood fireplace 2024 updates: new well pump, renovated bath, new toilets. Attached heated double garage & 4-season sunroom. Barndominium (2022)~1200 sq ft living area + loft bedroom, 1.5 Baths. Woodstove, radiant in-floor heat, steel roof/siding. Year-round 17x50 greenhouse with aquaponics system & "fish room―. Processing & storage rooms, heated barn w/pens & hay loft, Spray foam insulation. Shop (43x55), Spray-foam insulated, radiant heat & Wood stove, 2 x 12' overhead doors, 220 Wiring, Built in cooler room, air compressor, Car Hoist/lift & so much more...







Built in 1989

#### **Essential Information**

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Price \$1,250,000

Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,811

Acres 75.85

Year Built 1989

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 60213 Rge Road 260

Area Rural Westlock County

Subdivision None

City Rural Westlock County

County ALBERTA

Province AB

Postal Code T7P 2P5

### **Amenities**

Features See Remarks

#### Interior

Heating Forced Air-1, In Floor Heat System, Natural Gas, Wood

Fireplace Yes

Stories 2

Has Basement Yes

Basement Full, Finished

# **Exterior**

Exterior Wood

Exterior Features Cross Fenced, Landscaped, Private Setting

Construction Wood

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed August 23rd, 2025

Days on Market 69

Zoning Zone 70

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