

## **\$575,000 - 40 27118 Hwy 18, Rural Westlock County**

MLS® #E4427499

**\$575,000**

4 Bedroom, 3.50 Bathroom, 1,778 sqft

Rural on 1.30 Acres

Westview Estates, Rural Westlock County, AB

Discover this stunning 1.3-acre property in the highly sought-after Westview Estates of Westlock County, featuring an exceptionally well-built 1,750+ sq. ft. bungalow. Designed for both comfort and efficiency, this home boasts triple-pane windows, new shingles (2021), and new appliances last year. With 5 spacious bedrooms, including a large primary suite with 5-piece ensuite and jet tub, this home is perfect for families or those who love to entertain. The open-concept layout flows seamlessly into a covered, tiled back deck, ideal for relaxing and enjoying the peaceful surroundings. Main floor laundry. A massive attached garage with high ceilings offers ample space for vehicles, storage, or a workshop. Outside, you'll find two garden plots, lush trees surrounding the property, creating a private and picturesque setting. Downstairs, enjoy tons of storage, a huge soaker tub, and a reverse osmosis system. A rare opportunity to own a beautifully maintained home in a prime location—don't miss out!

Built in 2007

### **Essential Information**

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Price \$575,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,778
Acres	1.30
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	40 27118 Hwy 18
Area	Rural Westlock County
Subdivision	Westview Estates
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2P6

### Amenities

Features	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking Spaces	2

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Level Land
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 26th, 2025

Days on Market 35

Zoning Zone 70

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