

## **\$549,900 - 61101 Rge Rd 261, Rural Westlock County**

MLS® #E4435342

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,771 sqft

Rural on 2.99 Acres

None, Rural Westlock County, AB

Beautiful 3 acres with 1770 sq ft 2+3 bdrm, 3 bath bungalow with fully finished bsmt and 30'x28' attached heated garage just a few minutes NW of Westlock, about a half hour to St Albert. Home has had substantial upgrades over the past 20 years including siding, soffits, paint, HOT WATER ON DEMAND, high efficiency furnace, wood stove, and back deck.

In 2018 CENTRAL AIR CONDITIONING was added along with a GENSET SYSTEM which automatically turns on if the power goes out and powers the whole house and at that time new flooring and a maintenance free front deck were also added. Other features are in floor heating in basement, pantry, 3 pce ensuite with soaker tub, main floor laundry, main floor office, back up sump pump system. Heated garage built in 2016 has 2 floor drains and a handy back porch area for boots and coats. Main floor also has a large flex room and office space. Garden area and raised garden beds, storage sheds, mature trees and view from front deck of a small lake complete this great property.

Built in 1997

### **Essential Information**

MLS® # E4435342

Price \$549,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,771
Acres	2.99
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	61101 Rge Rd 261
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2P4

### Amenities

Features	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Instant, No Smoking Home, Parking-Extra, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Propane
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Modular
Exterior Features	Fruit Trees/Shrubs, Lake View, Landscaped, Private Setting, Recreation Use, Vegetable Garden
Construction	Modular
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 8th, 2025  
Days on Market      41  
Zoning                Zone 70

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