# \$329,000 - 2001 Twp Rd 604, Rural Westlock County

MLS® #E4447825

### \$329,000

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 \$329,000

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

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 101

Zoning Zone 70

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