



## 61515 Rg Rd 261 Rural Westlock County AB

\$225,000

4.99 acre parcel with beautiful field view. 2006 1472 sq ft modular home with beautiful add on. Enter the home through 14x24 unheated porch with lots of room for storage, coats and boots. Beautiful cozy living room w/ east and south facing windows, wood stove, and garden doors to deck. Large dining room with bay window & scribed laminate flooring. U shaped kitchen with lots of cabinets and counter space. Down the hall you will find three bedrooms the master having a 2 pce ensuite and large closet. Outside you will find a pressure treated 2 tier deck wired for hot tub. Acreage has basic landscaping with mature tree perimeter, and good water well. Located 15 minutes north of Westlock just east of Dapp. The community of Dapp boasts a K-9 school & community hall, there is a corner store on the highway that serves everything from gas, ice cream, milk, fishing licenses & liquor. To the north is a gateway to a recreation haven including Long Island Lake, snow mobile & atv trails, & crown

Listing Presented By:



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