



## 64304 Rg Rd 20 Rural Westlock County AB

\$599,999

HOBBY FARM IN QUIET LOCATION CLOSE TO PEMBINA RIVER, 154.49 acres w/ approx. 90 open acres in pasture, treed areas have walking & atv trails through out. 1987 1600+ sq ft 3 bdrm bungalow w/ massive country kitchen & dining area w/ doors to covered screen porch, south facing living room w/ access to side deck. Large master bdrm has walk in closet & 3 pce bath w/ make up table. Main floor laundry, upgraded vinyl plank flooring, SS appliances & metal roof. Downstairs you will find large family room, 2 rooms currently used as bdrms, huge mechanical & storage areas. 2 car att. garage has main floor & bsmt access. Yard site includes 24x32 heated shop w/ concrete floor, 40x72 cold storage w/16x72 open faced lean to. Yard is beautifully landscaped w/ concrete fire pit area, annual beds, trees & shrubs. Barn yard is fenced w/ 2 auto waterers & awaiting your furry friends. Get away from it all & enjoy the quick access to Pembina River across the road & bordering Hurbert Lake Wildland Provincial Park.

Listing Presented By:



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