



58325 Hwy 44 Rural Westlock County AB

\$459,900

9.71 acres ready for you to start a market garden, raise some livestock, bring your horses, come enjoy life in the country. This property features walking trails, large dugout, hip roof barn(28'x32") with stairs to huge loft, open face shed(18'x60') pole shed(26'x56') with bays, garage, livestock shelters, chicken house, pump house, large garden spot and 1176sq ft home with numerous upgrades over the years ,windows, siding, shingles, septic tanks and more. As you walk into home it has a huge front entry perfect for acreage life, with main floor laundry. Eat in kitchen has large windows for plenty of sun & views. The numerous outbuildings have been maintained with tin, endless storage. The dugout area would make a great camping/picnic area to enjoy with friends & family. Only for 40 minutes to Edmonton and 10 to Westlock so many possibilites with this location. Trees, outbuildings, land such priceless extras for this acreage. Great location.

Listing Presented By:



Originally Listed by:
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