



59525 RR 270 Rural Westlock County AB

\$829,000

You will be in awe of this 20 acre estate only 2 kms to Westlock. Over 1300 sf. ft home: lots of upgrades, open island-kitchen w/dining that has French doors opening to large, covered deck. Lovely living room, 3 bdrms & 2 baths (ensuite w/shower) all on main floor. The lower level has a big bdrm, bath w/shower, laundry room & HUGE family room w/wood-burning fireplace. Outside over 20,000 sf/ft of concrete/asphalt/driveway/parking, completely new septic system 2023, big garden area & mature planted trees/landscape. The shop is 40x70 w/6 overhead doors w/openers, in-floor heat, commercial kitchen, 3-pce bath w/shower, utility room, mezzanine w/pool table & plenty of space for friends. Also in the yard a 30x50 coverall bldg. The acreage is pre-approved for six two acre parcels to be sub-divided which would still leave 8 acres with the home, shop & yard or keep it all. Municipal water is available but the well is a good one! Only 1 km west of Westlock & 1 hour to Edm., this property is ideally located.

Listing Presented By:



Originally Listed by:
RE/MAX Results

Coleen.Jarvis@remax.net
<http://www.townandcountryrealty.ca>

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000
Fax:
jmattie@telusplanet.net