



## Rural Westlock County Alberta

\$339,000

Escape to country living just 10 minutes from Westlock! Situated on 2.96 acres, this 1,815 sq ft 4-bedroom home offers space, comfort & functionality. Welcoming front porch leads to a practical entry with coat closet & utility room. Enjoy the open concept kitchen/dining/family area, with kitchen updated in 1996 featuring hot water on demand & brand-new dishwasher. Large living room boasts a bay window, cozy wood stove & patio doors to a southwest-facing covered deck. Four bedrooms including a primary with updated flooring. Renovated 4 pce main bath (2016). Exterior upgrades include metal roof, added insulation & vinyl siding. Beautiful yard with mature trees, garden, pond, lilies & low-maintenance landscaping. Dry your clothes outside on the laundry lines. Impressive 28x58 shop--front 37' heated, balance cold storage, plus 16x32 lean-to garage. Numerous storage sheds. Upgrades include septic (2011) & pump/pressure tank (2015). Great access to Hwy 18 & Hwy 2! (id:6769)

Living room 4.24 m X 7.55 m

Kitchen 4.66 m X 4.67 m

Family room 4.85 m X 4.68 m

Primary Bedroom 3.45 m X 3.99 m

Bedroom 2 2.41 m X 3.55 m

Bedroom 3 3.25 m X 3.48 m

Bedroom 4 3.25 m X 3.51 m

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