



## Rural Westlock County Alberta

\$225,000

PRIVACY! PEACE! POSSIBILITIES! Own 3.01 acres of land just 13 minutes outside of Legal! This beautiful property has privacy personified with massive trees bordering the entire parcel with plenty of fruit trees mixed in (apples, cherries, raspberries, haskaps, and choke cherries) and two approaches. Driving into this paradise you are greeted with a quaint manufactured home with an addition making it just under 1100 sq ft. There are also two car ports, a sea can that has been converted to a workshop, a greenhouse and a few other storage sheds for all your tools! Recent property upgrades include: 2000 galloon septic tank (2018), well pump (2019), & pressure tank, filter & lines (2019). Inside the home, you will find a bright and spacious living space with two good sized beds, 1 bath and tons of upgrades including: washer/dryer (2019), 25yr shingles (2020), furnace (2020), deck (2020), paint (2022), porch door (2023), tub,surround & toilet (2022), rainwater collection tanks (2023), carpets (2025). Don't miss!! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<https://elaineandmahra.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)