



## Rural Westlock County Alberta

\$365,000

So much opportunity here. A 3 bdrm home, hip roof barn, room for horses, large garden, sheds for chickens or goats, guest house (or could be a nice little greenhouse) and even a your own private fishing and swimming hole. The dugout is stocked with trout and has a sand beach area with playhouse, outside kitchen, firepit area, dock and a guest cabin. The original 1978 3 bdrm, 2 bath manufactured home had a huge addition added in 2016 with new metal roof built over the addition and home and all new vinyl siding. Gorgeous open living room/dining area with woodstove greets you as you enter the back porch. Two newer furnaces, both bathrooms renovated, and most windows are now vinyl. Hip roof barn has overhead door with opener and mouse proof tack room. 40x32 workshop is heated and in the process of finishing inside. 18x12 heated guest house with large closed in porch. All located on 6.82 acres just a few miles east of Westlock, only 1/2 mile off pavement and less then 1 hour to Edmonton (id:6769)

Living room 9.4 m X 7.05 m

Kitchen 4.12 m X 4.11 m

Den 4.76 m X 4.06 m

Primary Bedroom 4.38 m X 3.06 m

Bedroom 2 4.06 m X 3.15 m

Bedroom 3 4.62 m X 3.1 m

Listing Presented By:



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