



## Rural Westlock County Alberta

\$1,250,000

76.5 Acres w/2 Residences, Shop, Barn & Greenhouse! Discover this incredible property offering 76.5 acres Featuring 18 acres of trees, 45 acres of rented crop land, fenced pastures, dugouts, & abundant wildlife, the perfect mix of farm, recreation & income. Main Residence (1989, ~1800 sq ft main + finished basement), 4 Beds, 3.5 Baths. Open concept living, cathedral ceilings, hardwood throughout 2019 updates: furnace, HWT, water softener, high-efficiency wood fireplace 2024 updates: new well pump, renovated bath, new toilets. Attached heated double garage & 4-season sunroom. Barndominium (2022)~1200 sq ft living area + loft bedroom, 1.5 Baths. Woodstove, radiant in-floor heat, steel roof/siding. Year-round 17x50 greenhouse with aquaponics system & "fish room". Processing & storage rooms, heated barn w/pens & hay loft, Spray foam insulation. Shop (43x55), Spray-foam insulated, radiant heat & Wood stove, 2 x 12' overhead doors, 220 Wiring, Built in cooler room, air compressor, Car Hoist/lift & so much more.. (id:6769)

Family room 4.42 m X 4.98 m

Bedroom 3 2.25 m X 4.43 m

Bedroom 4 3.68 m X 5.21 m

Living room 5.76 m X 5.41 m

Dining room 3.89 m X 2.65 m

Kitchen 3.55 m X 4.72 m

Primary Bedroom 3.35 m X 4.67 m

Bedroom 2 3.53 m X 3.07 m

Laundry room 0.85 m X 1.55 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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