



Rural Westlock County Alberta

\$1,250,000

75.85 Acres with two residences, heated shop, barn, two greenhouses and income-producing farmland! Approximately 45 acres of rented cropland, 18 acres of trees, fenced pastures, dugouts, a spring-fed pond, artesian well and abundant wildlife. The 1,800 sq. ft. main home offers 4 bedrooms, 3.5 baths, cathedral ceilings, hardwood floors, heated double attached garage and 4-season sunroom. Recent updates include furnace, HWT, water softener, high-efficiency wood fireplace, new well pump, septic pump, renovated bath and vinyl plank basement flooring. The fully spray-foamed 2022 barndominium features 1,200 sq. ft. plus loft bedroom, 1.5 baths, radiant in-floor heat and wood stove. Also included are a year-round greenhouse with aquaponics and fish room, seasonal greenhouse, heated barn, processing room, two cold storage rooms and a 43x55 spray foam insulated shop with radiant heat, 220V power, built-in cooler, air compressor, car hoist and two 12' overhead doors! (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:



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