



## Rural Westlock County Alberta

\$414,900

DREAM ACREAGE, SURE TO IMPRESS!! Situated on 7.02 acres with mature trees, 2005 modular home & 30x40 SHOP. Home has 3 bedrooms, 2 full baths, laundry room and FANTASTIC GREAT ROOM. Spacious Master bedroom with walk in closet & 4PC ENSUITE. GREAT ROOM has VAULTED CEILINGS, eating area & OPEN KITCHEN. PATIO DOORS off living room lead you onto your LARGE DECK W/ALUMINUM RAILING overlooking private fire pit area. Outside you will find a 30x40 shop, 20x24 barn w/metal roof & a 3rd storage building. Metal clad shop is meticulously kept, HEATED, INSULATED, w/floor drain, sink, mezzanine turned into office & den. Pull through driveway with lots of room for large trucks/parking/equipment. New well in 2010 (older artesian well still functional & flowing) & septic field system in 2011. Beautifully landscaped with mature trees, FRUIT TREES/BUSHES, flower beds, GARDEN SPOT & HUMONGOUS MAPLES are priceless. ENCLOSED/FENCED PASTURE and barn for animals/hobby enthusiasts. Move in ready, nothing left to be done but enjoy! (id:6769)

Living room 4.41 m X 5.7 m

Dining room 2.61 m X 3.7 m

Kitchen 3.09 m X 3.69 m

Primary Bedroom 4.07 m X 4.13 m

Bedroom 2 3.13 m X 3.95 m

Bedroom 3 3.06 m X 4.02 m

Laundry room 2.79 m X 2.98 m

Listing Presented By:



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**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:

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