



## Rural Westlock County Alberta

\$695,000

Room for your family, pets and livestock at this 80.5 acre paradise. So quiet & private. You're greeted by a gated plank fence around a beautiful 40 acres of lush grass on the south 1/2. Insulated barn 63'x30' w/water, 110 power & woodstove). Open-face pole shed 48'x31' has 220 power w/parking space, work space & storage. Sweet greenhouse & 6 large raised garden beds (water line). Modular home is 1435 sq ft w/huge deck & newer shingles (both 2019). Come inside to see renovations - flooring 2019, both bathrooms upgraded 2021, furnace 2024, gorgeous kitchen 2024/'25. Three bdrms (primary has w.i. closet & ensuite bath w/double sinks & jetted tub. North 1/2 is fenced/cross fenced w/pockets of open pasture, an alley to move livestock for rotational grazing & dugout. Huge garden w/water, fruit trees & berries. This whole property is so pretty & well cared for you'll want to stay and see more.. Buses to elementary school at Clyde & high school in Westlock. 20 minutes to Westlock, 10 to Clyde, 40 to St Albert. (id:6769)

Living room 4.46 m X 4.51 m

Kitchen 4.48 m X 4.13 m

Family room 6.38 m X 3.44 m

Primary Bedroom 4.5 m X 3.37 m

Bedroom 2 3.43 m X 2.83 m

Bedroom 3 2.88 m X 2.83 m

Recreation room Measurements not available

Storage 3.59 m X 1.73 m

Listing Presented By:



Originally Listed by:  
RE/MAX Results

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

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