

## \$349,000 - 59117 Rg Rd 11, Rural Westlock County

MLS® #E4425921

**\$349,000**

2 Bedroom, 1.00 Bathroom, 936 sqft

Rural on 3.11 Acres

None, Rural Westlock County, AB

GET AWAY FROM IT ALL! 3.11 acres with older 934 sq ft renovated home that has been well taken care of. Main floor has bright west facing kitchen w/huge window facing front yard, white kitchen cabinets & appliances. Spacious living room w/door to front deck (updated in last 5 years), down the hall you will find 4 pce bathroom w/laundry. 2 bdrms the master having a large walk in closet . Downstairs is wide open & ready to be finished w/ newly poured floor, mech & cold room. Home has had many updates incl rigid styrofoam & siding, vinyl windows, flooring, paint, bathroom fixtures, 100 amp electrical service, etc. Outside you will find a mature treed yard w/ new septic field system installed in 2023, fresh landscaping with rock and window wells, newer pump house, exterior of garage has been done with metal, etc. There is a auto waterer in the east pen w/ lots of room for small animals. Property runs along a small creek line, has an amazing windbreak & has a flowing artesian well. 1 mile from Hwy 777.

Built in 1950

### Essential Information

MLS® # E4425921

Price \$349,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 936                    |
| Acres          | 3.11                   |
| Year Built     | 1950                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 59117 Rg Rd 11        |
| Area        | Rural Westlock County |
| Subdivision | None                  |
| City        | Rural Westlock County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7P 2N9               |

### Amenities

|          |               |
|----------|---------------|
| Features | Vinyl Windows |
|----------|---------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood                                   |
| Exterior Features | Flat Site, Landscaped, Private Setting |
| Construction      | Wood                                   |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 37               |
| Zoning         | Zone 70          |

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Listing information last updated on April 21st, 2025 at 10:32am MDT