

## **\$629,000 - 25520 Twp Rd 630, Rural Westlock County**

MLS® #E4428330

**\$629,000**

3 Bedroom, 1.50 Bathroom, 1,542 sqft

Rural on 5.78 Acres

None, Rural Westlock County, AB

Nestled amidst enchanting trees, this exquisite 1,500 sq. ft. bungalow on 5.78 acres near Larkspur, AB, offers a harmonious blend of beauty & practicality. Built with care in 1998, the home features a spacious kitchen with an island, breakfast counter, countertop stove, wall oven, & vaulted ceilings that extend into the inviting living room. Complemented by ceramic tile flooring, the kitchen is both elegant & functional. Primary bedroom is large with 2 lighted closets, a shared 2-pce. ensuite (you could take out the closet and add a shower). Bedrooms have engineered hardwood flooring. Living room with vinyl plank flooring, heatilator fireplace, oak entertainment unit. Basement is ready to be developed. Attached double garage (not accessible from inside the house), & a detached double garage, partially insulated, heated with a pellet stove. Close to Long Island Lake, Black Bear Grazing Reserve (good trails for quadding, side-by sides, snowmobiles, horses, etc.) Most of the furniture stays with. Decks

Built in 1998

### **Essential Information**

MLS® # E4428330

Price \$629,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,542                  |
| Acres          | 5.78                   |
| Year Built     | 1998                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 25520 Twp Rd 630      |
| Area        | Rural Westlock County |
| Subdivision | None                  |
| City        | Rural Westlock County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0G 0S0               |

### Amenities

|                |   |
|----------------|---|
| Features       | Exterior Walls- 2"x6", Greenhouse, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Workshop, Vacuum System-Roughed-In |
| Parking Spaces | 8   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Ravine View, Treed Lot, Vegetable Garden, Partially Fenced |
| Construction      | Wood  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 29th, 2025

Days on Market                22

Zoning                            Zone 70

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