

# \$324,000 - 60063 Twp Rd 635, Rural Woodlands County

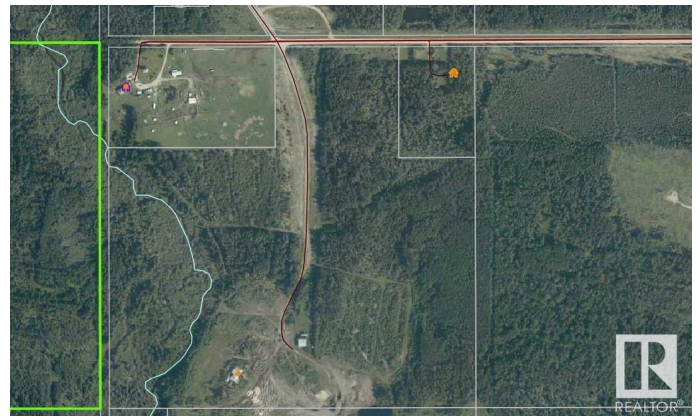
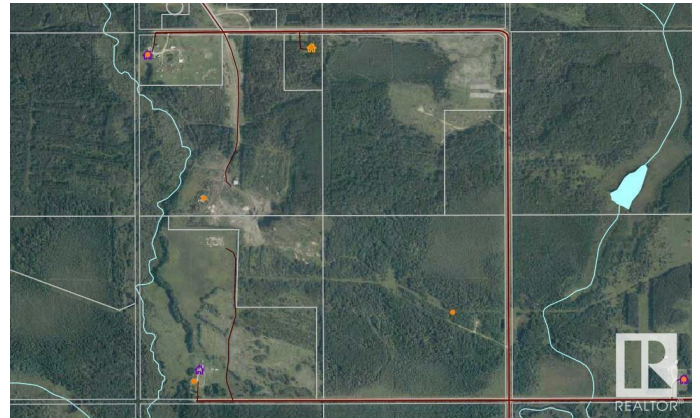
MLS® #E4428797

**\$324,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 172.89 Acres

None, Rural Woodlands County, AB

VERY SECLUDED-VERY UNIQUE PROPERTY. If you're wanting a REC GETAWAY or a PLACE TO BUILD or spot for your ANIMALS...there is a little bit of everything here! It contains a 127.89-acre parcel (NW25) & a 45-acre parcel (SW25), with separate titles but adjoining each other. NEW PERIMETER FENCING with 3-wire (1 electric) with some x-fencing (owner has horses)....Plus a 10' width is cleared & mulched around perimeter fencing. The 127-ac is old Meunier Mill Site complete with the burner & a 40x60 finished SHOP with 16' high ceilings & 2 newer 14' high doors (power was disconnected...but there is a DRILLED WELL next to the shop). Power & n/g are at property line. The large LEAN-TO has concrete pad too! There is a long winding driveway into this PRIVATE area which you can't see from the road (this area has separate fencing). There is a lower area with a CREEK running through it! Access to the 45-ac is currently through the 127-ac but 45-ac has its own approach (currently bush). GST IS APPLICABLE.



## Essential Information

MLS® #	E4428797
Price	\$324,000
Bathrooms	0.00

Acres	172.89
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### **Community Information**

Address	60063 Twp Rd 635
Area	Rural Woodlands County
Subdivision	None
City	Rural Woodlands County
County	ALBERTA
Province	AB
Postal Code	T0G 1A0

### **Exterior**

Exterior Features Creek, Fenced, See Remarks

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	10
Zoning	Zone 70

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Listing information last updated on April 11th, 2025 at 9:47pm MDT