# \$359,000 - 25022 Twp Rd 612, Rural Westlock County

MLS® #E4440457

#### \$359.000

4 Bedroom, 2.50 Bathroom, 1,039 sqft Rural on 3.00 Acres

None, Rural Westlock County, AB

Charming 4-bedroom bi-level home on approx. 3 acres, ready for a new family. Renovations include a fully updated kitchen with modern finishes and a portable island, refreshed bathrooms, and a fully finished basement. The kitchen opens to a 25' x 14' west-facing deckâ€"perfect for sunsets. Main floor features a cozy living room, primary bedroom with 2-pce ensuite, and second bedroom. Downstairs offers two more bedrooms, 3-pce bath, large family room with a wood-burning stove, laundry with washtub, and cold storage. Hot water on demand system in place. Beautiful, private yard surrounded by mature trees. Includes a 21' x 24' wired Quonset with concrete floor, plus a second outbuilding ideal for a garage, workshop, or storage (dirt floor, metal roof). Just 2.5 miles west of Hwy 2â€"rural living with easy access.

Built in 1969

## **Essential Information**

MLS® # E4440457 Price \$359,000

Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,039







Acres 3.00 Year Built 1969 Type Rural

Sub-Type Detached Single Family

Style Bi-Level Status Active

# **Community Information**

Address 25022 Twp Rd 612

Area Rural Westlock County

Subdivision None

City Rural Westlock County

County ALBERTA

Province AB

Postal Code T7P 2P1

#### **Amenities**

Features Deck, Vinyl Windows, Workshop

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood

Exterior Features Private Setting

Construction Wood

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 4th, 2025

Days on Market 145

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS®, Multiple Listing Service®) Listing information last updated on October 27th, 2025 at 12:47pm MDT