

## \$390,000 - 61504 Rr 261, Rural Westlock County

MLS® #E4425316

**\$390,000**

3 Bedroom, 2.00 Bathroom, 883 sqft

Rural on 7.93 Acres

None, Rural Westlock County, AB

This well maintained 1981 bi-level home in Westlock County is on 7.93 acres and is perfectly set up for horse enthusiasts, featuring a riding arena and 2 additional separate paddocks, all with an auto-waterer for livestock. The property includes a second residence—a park model with an addition (has own septic and heated by propane)—ideal for guests or additional family living. The home itself is neat and tidy, with fresh paint, new windows, and a cozy atmosphere. Surrounded by beautiful trees offering privacy and protection, the acreage also boasts two small detached garages on skids, one insulated and with power, perfect for a workshop. Other outbuildings include a large storage shed and also a greenhouse!! A peaceful and practical property for country living! Tons of room and potential to build into your dream acreage.

Built in 1981

### Essential Information

MLS® #	E4425316
Price	\$390,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	883
Acres	7.93



Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	61504 Rr 261
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2N9

### **Amenities**

Features	Deck, Fire Pit, Greenhouse, Walkout Basement, Workshop
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### **Interior**

Heating	Forced Air-1, Natural Gas, Propane
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cross Fenced, Fenced, Private Setting
Construction	Wood
Foundation	Preserved Wood

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	2
Zoning	Zone 70

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Listing information last updated on March 14th, 2025 at 1:17am MDT