

## \$940,000 - 2 59327 Rge Rd 263, Rural Westlock County

MLS® #E4378629

**\$940,000**

6 Bedroom, 4.00 Bathroom, 2,836 sqft

Rural on 3.48 Acres

None, Rural Westlock County, AB

Only 1.5 miles south of Westlock, this home enjoys the best of both worldsâ€”close proximity to town amenities and the peacefulness of rural living. The harmonious blend of beige siding and brick accents around the windows creates an elegant and durable facade. 2836 square feet of living space, 3+3 bedrooms, 5 of which have walk-in closets. Gas fireplace with stone matching the exterior. Ensuite has a therapeutic tub & separate shower. The heart of the home features an island kitchen with white cabinetry, a pantry, granite counter-tops, a china cabinet veg sink, wall oven stainless appliances. Itâ€™s the perfect place to prepare meals & gather with loved ones. Vaulted Ceiling, rest are 9', including the basement. A unique touch that adds warmth and charm to the living areas. Basement has storage rooms, a massive craft room, games/family room, full bathroom. Garage attached 27x32 epoxy floor, & heated. Fully landscaped with firepit, shed, garden, water pond, flower beds, rock gardens. Treed perimeter.

Built in 2013

### Essential Information

MLS® # E4378629

Price \$940,000



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,836
Acres	3.48
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	2 59327 Rge Rd 263
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2N9

### **Amenities**

Features	Exterior Walls- 2"x6", Hot Wtr Tank-Energy Star, Parking-Extra, R.V. Storage, Sauna; Swirlpool; Steam, Skylight, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	6

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Airport Nearby, Corner Lot, Flat Site, Fruit Trees/Shrubs, Landscaped, Private Setting, Shopping Nearby, Vegetable Garden, View City
Construction	Wood

Foundation                    Insulated Concrete Form

**Additional Information**

Date Listed                    March 21st, 2024

Days on Market              500

Zoning                         Zone 70

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Listing information last updated on August 3rd, 2025 at 12:32am MDT