

## \$459,000 - 64108 Rge Rd 11, Rural Westlock County

MLS® #E4425222

**\$459,000**

2 Bedroom, 1.00 Bathroom, 667 sqft

Rural on 25.50 Acres

None, Rural Westlock County, AB

All kinds of possibilities present themselves with this property. The veterinarian that operated this building as a clinic has recently retired. Leaving the building along with the 2 bedroom home in need of a new owner. The modular home has open concept kitchen and living area with a bedroom, office and laundry/ bath on the main level. There is a loft that can be a great guest room. The shop could be used for a clinic of some sort or remove any or all the interior walls to suit your needs. Great exposure for a business as it is right along Highway 44. Let your imagination take hold!

Built in 1998

### Essential Information

MLS® #	E4425222
Price	\$459,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	667
Acres	25.50
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active



## Community Information

Address	64108 Rge Rd 11
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T0G 0Y0

## Amenities

Features	Deck, R.V. Storage
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## Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Modular
Exterior Features	Commercial, Fenced, Level Land, Treed Lot
Construction	Modular
Foundation	Block

## Additional Information

Date Listed	March 11th, 2025
Days on Market	128
Zoning	Zone 70

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Listing information last updated on July 17th, 2025 at 2:47am MDT