

\$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 |
|----------|--------------------|

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 | 122 |
| Zoning | Zone 70 |

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Listing information last updated on July 11th, 2025 at 5:17pm MDT