

# \$499,000 - 62315 Rr 261, Rural Westlock County

MLS® #E4431927

**\$499,000**

3 Bedroom, 2.00 Bathroom, 2,042 sqft  
Rural on 8.53 Acres

None, Rural Westlock County, AB

Enjoy peaceful country living in this efficient and well-maintained 2009 bungalow on 8.53 acres, just minutes off the highway and close to beautiful lakes! This 3 bedroom, 2 bathroom home features an open-concept design with a spacious kitchen, cozy gas fireplace, main floor laundry, and air conditioning for year-round comfort. The good-sized bedrooms all offer large closets, and the primary suite includes a luxurious 5-piece ensuite. Step out onto the huge deck with a covered area and take in the stunning field views. Upgraded insulation makes this home super efficient. Plus, a fully insulated and heated 25'x40' shop is perfect for storage or projects. The perfect mix of comfort, space, and convenience!

Built in 2009

## Essential Information

MLS® #	E4431927
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,042
Acres	8.53
Year Built	2009



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	62315 Rr 261
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T0G 0S0

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, Fire Pit, Greenhouse, Hot Water Tankless, Insulation-Upgraded, Vinyl Windows, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	April 18th, 2025
Days on Market	106
Zoning	Zone 70

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