

## \$397,000 - 2001 Twp Rd 604, Rural Westlock County

MLS® #E4439668

**\$397,000**

4 Bedroom, 1.00 Bathroom, 1,156 sqft

Rural on 0.94 Acres

None, Rural Westlock County, AB

Lovely 4 bedroom bi-level situated on 0.94 acres of beautifully landscaped yard, located just off hwy 776. The home features 3 bedrooms up and 1 down, 4 pc bathroom, large windows throughout, great size kitchen and dining area along with bright living room. In the basement there is a family room, large 4th bedroom with great walk-in closet, renovated but not completed 3pc bath, hobby room, and massive laundry room. Home features a unique layout with two staircases leading to the basement. Outside you will find a fantastic 24x36 double detached garage with newer eaves and metal roof. Originally a triple car garage it's currently sectioned off workshop (easily transform back to a triple), dry walled, heated w/propane heater, insulated, concrete floor and completed finished inside. Great garage space for a hobbies. Outside is beautifully landscaped, well-manicured, fruit trees, greenhouse & a great chicken coop with gravity fed water system and dog run. Both animal building have power. Welcome HOME!!

Built in 1977

### Essential Information

MLS® # E4439668

Price \$397,000



Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,156
Acres	0.94
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	2001 Twp Rd 604
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2N9

### Amenities

Features	Deck, Dog Run-Fenced In, Greenhouse, No Smoking Home, R.V. Storage, Workshop
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 30th, 2025
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Days on Market 17

Zoning Zone 70

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