

## \$259,995 - 10340 107a Ave, Westlock

MLS® #E4441050

**\$259,995**

4 Bedroom, 2.00 Bathroom, 1,097 sqft

Single Family on 0.00 Acres

Westlock, Westlock, AB

**PRICE REDUCED!!!** This charming bungalow located next to a large park with a playground is a great starter home for a family ready to move into or would make a great investment rental property. The house has had upgrades over the years including brand new shingles & parging this year, windows, electrical work, plumbing and total main floor bathroom reno. Featuring 3 bedrooms up and one down, the 3rd bedroom serves as main floor laundry but could be converted back to a bedroom easily. Great sized living room with large windows makes for a perfect space for entertaining. Downstairs you will find a huge family room along with the fourth bedroom and office space/den plus a second bathroom. The property also features a fully insulated and heated double garage with rear alley access, a beautiful backyard with views of the park and a great deck for BBQing & enjoying the wonderful summer weather. Take advantage of growing your very own vegetables in the included greenhouse. This home is ready to move in!

Built in 1973

### Essential Information

MLS® # E4441050

Price \$259,995



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,097
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10340 107a Ave
Area	Westlock
Subdivision	Westlock
City	Westlock
County	ALBERTA
Province	AB
Postal Code	T7P 1J5

### Amenities

Amenities	On Street Parking, Deck, Greenhouse, Hot Water Natural Gas
Parking	Double Garage Detached, Heated, Insulated, Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Gas, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 6th, 2025

Days on Market                69

Zoning                            Zone 70

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