

## \$389,900 - 64217 Rg Rd 12, Rural Westlock County

MLS® #E4446843

**\$389,900**

5 Bedroom, 3.00 Bathroom, 1,222 sqft

Rural on 5.02 Acres

None, Rural Westlock County, AB

5.02 ACRES WITH 1222 sq ft 5 BDRM HOME w/ DET GARAGE. 1994 Volzke built bi-level. Main floor boasts bright living room w/ natural gas fireplace. Oak kitchen w/ black appliances & eating nook, formal dining area with hard wood floors. 4 pce bath & 3 bedrooms the master having his and hers closets & 3 pce ensuite. Downstairs you will find massive family room w/ wood stove, laundry/mechanical room, 3 pce updated bathroom & 2 bedrooms. Outside is huge rear deck, 2 car garage, calving barn, chicken house, & several outbuildings for storage. Beautiful mature yard with garden spot. Clean, well maintained, move in ready home. Acreage located 1/2 mile from paved highway 44 just outside of the town of Fawcett which boasts a general store w/ post office & liquor store, thriving ice arena & community hall and close to the Hidden Valley Golf Course. Quick commute to Cross Lake Provincial Park & Long Island Lake.

Built in 1994

### Essential Information

MLS® #	E4446843
Price	\$389,900
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,222
Acres	5.02
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	64217 Rg Rd 12
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T0G 0Y0

### Amenities

Features	Deck, Exterior Walls- 2"x6", Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Landscaped, Level Land, Private Setting, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 9th, 2025
Days on Market	2
Zoning	Zone 70

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Listing information last updated on July 11th, 2025 at 12:02pm MDT