

## \$389,000 - 25022 Twp Rd 612, Rural Westlock County

MLS® #E4440457

**\$389,000**

4 Bedroom, 2.50 Bathroom, 1,039 sqft

Rural on 3.00 Acres

None, Rural Westlock County, AB

Charming 4-bedroom bi-level home on approx. 3 acres, ready for a new family. Renovations include a fully updated kitchen with modern finishes and a portable island, refreshed bathrooms, and a fully finished basement. The kitchen opens to a 25' x 14' west-facing deck—perfect for sunsets. Main floor features a cozy living room, primary bedroom with 2-pce ensuite, and second bedroom. Downstairs offers two more bedrooms, 3-pce bath, large family room with a wood-burning stove, laundry with washtub, and cold storage. Hot water on demand system in place. Beautiful, private yard surrounded by mature trees. Includes a 21' x 24' wired Quonset with concrete floor, plus a second outbuilding ideal for a garage, workshop, or storage (dirt floor, metal roof). Just 2.5 miles west of Hwy 2—rural living with easy access.

Built in 1969

### Essential Information

MLS® #	E4440457
Price	\$389,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,039



Acres	3.00
Year Built	1969
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	25022 Twp Rd 612
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2P1

### Amenities

Features	Deck, Vinyl Windows, Workshop
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 4th, 2025
Days on Market	34
Zoning	Zone 60

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