

## \$249,900 - 620076b Hwy 661, Rural Woodlands County

MLS® #E4439191

**\$249,900**

3 Bedroom, 1.00 Bathroom, 1,127 sqft

Rural on 0.60 Acres

None, Rural Woodlands County, AB

Prime location at top of the hill from Fort Assiniboine, overlooking the Athabasca river & valley. Surrounded by trees & beautiful walking trails, this pristine acreage offers a lovely private yard site with garden, on a rolling hilltop only a short walk to the conveniences of the hamlet, without being in the town itself.

The house has gone through major renovations including; new vinyl windows & cedar trim throughout, new vinyl plank flooring, a new kitchen w/ quartz counters & large eating island, new bathroom w/ tiles to ceiling & new paint, baseboards/casing, interior/exterior doors & hardware, all new lighting, a new furnace & ducting as well as new eavestroughs & downspouts. South/East facing deck. The garage is older but usable & has had a facelift with paint & new tin roof. Property has 2 wells (not sure if functional) & a cistern, as well as a septic tank & field. A must see to enter rural acreage living with the perks of a community town nearby. Absolutely nothing to do to move right in & enjoy.

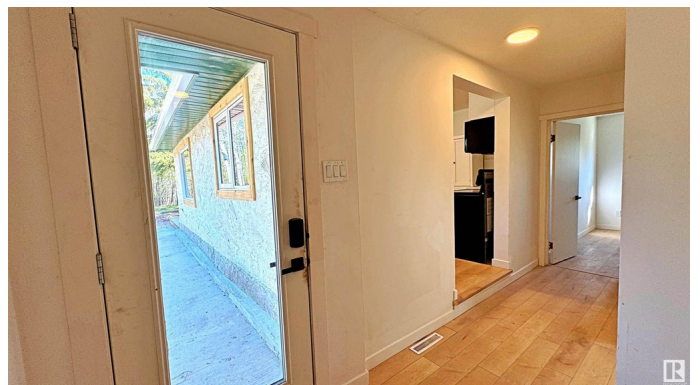
Built in 1943

### Essential Information

MLS® # E4439191

Price \$249,900

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,127
Acres	0.60
Year Built	1943
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	620076b Hwy 661
Area	Rural Woodlands County
Subdivision	None
City	Rural Woodlands County
County	ALBERTA
Province	AB
Postal Code	T0G 1A0

### Amenities

Features	Crawl Space, Deck, Fire Pit, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	6

### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Hillside, River Valley View, River View, Rolling Land, Sloping Lot, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter, See Remarks

### Additional Information

Date Listed	May 29th, 2025
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Days on Market 62

Zoning Zone 70

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Listing information last updated on July 29th, 2025 at 11:47pm MDT