

## \$225,000 - 58429 Rge Road 245, Rural Westlock County

MLS® #E4440861

**\$225,000**

2 Bedroom, 1.00 Bathroom, 1,100 sqft

Rural on 3.01 Acres

None, Rural Westlock County, AB

**PRIVACY! PEACE! POSSIBILITIES!** Own 3.01 acres of land just 13 minutes outside of Legal! This beautiful property has privacy personified with massive trees bordering the entire parcel with plenty of fruit trees mixed in (apples, cherries, raspberries, haskaps, and choke cherries) and two approaches. Driving into this paradise you are greeted with a quaint manufactured home with an addition making it just under 1100 sq ft. There are also two car ports, a sea can that has been converted to a workshop, a greenhouse and a few other storage sheds for all your tools! Recent property upgrades include: 2000 galloon septic tank (2018), well pump (2019), & pressure tank, filter & lines (2019). Inside the home, you will find a bright and spacious living space with two good sized beds, 1 bath and tons of upgrades including: washer/dryer (2019), 25yr shingles (2020), furnace (2020), deck (2020), paint (2022), porch door (2023), tub,surround & toilet (2022), rainwater collection tanks (2023), carpets (2025). Don't miss!!

Built in 1978

### Essential Information

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Price \$225,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	1,100
Acres	3.01
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	58429 Rge Road 245
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T0G 1L0

### Amenities

Features	Deck, Greenhouse, No Smoking Home, R.V. Storage
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior Features	Flat Site, Fruit Trees/Shrubs, Level Land, Not Fenced
Foundation	Block

### Additional Information

Date Listed	June 6th, 2025
Days on Market	1
Zoning	Zone 60

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