

## **\$949,500 - 60110 Rr265 Road, Rural Westlock County**

MLS® #E4418139

**\$949,500**

3 Bedroom, 3.50 Bathroom, 2,038 sqft

Rural on 4.99 Acres

None, Rural Westlock County, AB

Privacy, elegance & beauty are all here - magical 5 acres 2 KM to town. Stunning 2,135 sq ft home (9' ceilings) w/attch triple garage (12' ceiling). Exquisite chef's kitchen w/large island, brkfst area, dble oven, dble microwave, gas stovetop, electric stovetop, Bosch D/W, fridge w/ice & water, butler's pantry w/bar-fridge. Dining room w/hand-scraped floors. Big laundry rm w/sink & storage. Liv rm w/gas firepl. Office/den w/oak floor & walls w/library & gas firepl. Huge primary suite w/w.i. closet, gorgeous ensuite bath - dble sinks, air-swirl tub & separate shower. 9' bsmt w/in-flr heat, tv/den area, fmly room w/pool table & wet bar w/bar-fridge, wine closet, 2 big bdrms w/huge closets, 4 pce bath plus an exercise room. Patio doors to huge concrete deck 17'x44' w/roof over half & glass windbreak. Beautiful yard w/lawns, vegetable garden, well lit firepit area on concrete, amazing kid's treehouse, long concrete driveway lined w/tall, wired lamps & 20' Aspens. Good well & town water at road. QUALITY IN ALL

Built in 2011

### **Essential Information**

MLS® # E4418139

Price \$949,500

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,038
Acres	4.99
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	60110 Rr265 Road
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2P4

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Fire Pit, Hot Water Tankless, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Wet Bar, Workshop, See Remarks
Parking Spaces	6

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Landscaped, Paved Lane, Private Setting, Treed Lot, Vegetable Garden, See Remarks

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 14th, 2025
Days on Market	96
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 10:32am MDT