

# \$149,000 - 4908 49 Ave, Rural Westlock County

MLS® #E4426101

**\$149,000**

1 Bedroom, 0.00 Bathroom, 930 sqft

Rural on 2.00 Acres

Nestow Recreation Retreat, Rural Westlock County, AB

Cozy new build cottage for you to finish as you desire on a comfortable 2 acres. 14 total lots on 5 separate titles. Located in the community of Nestow just off pavement with plenty of tree coverage for privacy. Yard has been opened up and cleared with room for future development. Seller built cottage in 2024 and exterior has been finished, just add a deck and skirting! Interior is a blank canvas with some framing completed. 60amp power has been brought to the building, no water or septic connected. Natural gas line runs along the road to the north to be brought in if desired. Great opportunity to put your finishing touching on an affordable modern home on a perfectly sized private lot. To be sold as is. Aerial photo dimensions for reference only.

Built in 2024

## Essential Information

MLS® #	E4426101
Price	\$149,000
Bedrooms	1
Bathrooms	0.00
Square Footage	930
Acres	2.00
Year Built	2024
Type	Rural



Sub-Type	Cottage
Style	Bungalow
Status	Active

### Community Information

Address	4908 49 Ave
Area	Rural Westlock County
Subdivision	Nestow Recreation Retreat
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T0G 1S0

### Amenities

Features	Off Street Parking, Parking-Extra, Vinyl Windows
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### Interior

Heating	See Remarks
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Partially Landscaped, Private Setting, Recreation Use, Treed Lot
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	March 17th, 2025
Days on Market	25
Zoning	Zone 60

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Listing information last updated on April 11th, 2025 at 7:17am MDT