

# \$275,000 - 61402 Rge Rd 23, Rural Westlock County

MLS® #E4437675

**\$275,000**

2 Bedroom, 1.00 Bathroom, 1,032 sqft  
Rural on 1.00 Acres

None, Rural Westlock County, AB

Discover this charming 1-acre property in Westlock County—perfect for first-time buyers or those looking to downsize into retirement. This well-kept 2000 modular home features 2 bedrooms, 1 full bath, and a professionally installed wood-burning stove for cozy comfort. Enjoy your morning coffee on the covered deck, surrounded by beautiful mature trees offering privacy and tranquility. Recent upgrades include new shingles in 2024 and a hot water tank in 2025. The property also includes a heated, insulated double detached garage—ideal for year-round projects or storage. A water softener is installed for added convenience. For hobby farmers or garden enthusiasts, there’s a greenhouse, garden plot, outdoor storage sheds, and cozy small livestock pens. This adorable rural gem blends comfort, functionality, and nature in a peaceful setting—move-in ready and waiting for you! County dust control applied this year!



Built in 2000

## Essential Information

MLS® #	E4437675
Price	\$275,000
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	1,032
Acres	1.00
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	61402 Rge Rd 23
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2N9

### Amenities

Features	Deck, Dog Run-Fenced In, Fire Pit, Greenhouse, Vaulted Ceiling
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Corner Lot
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	May 21st, 2025
Days on Market	32
Zoning	Zone 60

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 June 22nd, 2025 at 8:17pm MDT