

# **\$1,100,000 - 26332 Twp Rd 590, Rural Westlock County**

MLS® #E4423759

**\$1,100,000**

4 Bedroom, 3.50 Bathroom, 2,086 sqft

Rural on 41.62 Acres

None, Rural Westlock County, AB

UNIQUE PROPERTY with a great LOCATION. This property offers TWO HOMES, one with an attached HEATED, double (26x25) garage. The bungalow style house has large windows, includes a loft area and has a fully developed basement. Enjoy your morning coffee on the large south facing veranda. This home has 4 bed, 3 en-suite baths, and a 1/2 bath. The portable all season cottage was built in 2019. The cottage has 1 bdr, 1bth, has a open concept with a loft area. This property is great for hobby farming, running a business or just great country living. In addition, there is a 60x38 HEATED SHOP (new shop garage doors), 120x60 MACHINE STORAGE SHOP and 50x33 horse/cow BARN. The property features an outdoor riding arena, 2 horse shelters, over \$40k+ worth of metal horse fencing, large dugout, newer chicken fenced area, 3 water risers, raised veg beds (fenced), garden shed, fruit trees, firepit, basket ball net/concrete pad, walking trails, gazebo, even airplane shelter at back of storage shop. 34min to St.Albert Costco.

Built in 1995

## **Essential Information**

MLS® #	E4423759
Price	\$1,100,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,086
Acres	41.62
Year Built	1995
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	26332 Twp Rd 590
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T0G 1W0

### Amenities

Features	Deck, No Animal Home, No Smoking Home, R.V. Storage, Workshop, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 3rd, 2025

Days on Market 155

Zoning Zone 70

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