

## \$599,995 - 60120 Rr265, Rural Westlock County

MLS® #E4437202

**\$599,995**

3 Bedroom, 2.00 Bathroom, 1,920 sqft

Rural on 3.21 Acres

Timber Estates, Rural Westlock County, AB

Peace and Tranquility minutes from Westlock!! This classy home located in Timber Estates is a must see. Large open concept of the living room/dining/kitchen. The kitchen has beautiful granite countertops, espresso color cabinets and a large island with new butcher block top. The Living room has coffered ceiling, crown moldings, fireplace and built in shelves & speakers which makes it a great space. Near the living room is the main bath and 2 bedrooms with brand new carpet. The primary bedroom is a great space with his & hers separate closets, magnificent 5 piece ensuite with his & her sinks, makeup vanity, shower and corner jacuzzi tub. Main floor laundry and an office/den finish off the main floor. Large back covered deck allows for use in sun or rain. A 23x24 heated attached garage & a new 24x32 pole shed/shop constructed in 2025 with a lean to area to have a mancave or office awaits. With a few finishing touches to this amazing property will become envy of the neighborhood.

Built in 2011

### Essential Information

MLS® # E4437202

Price \$599,995

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,920
Acres	3.21
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	60120 Rr265
Area	Rural Westlock County
Subdivision	Timber Estates
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2P4

### Amenities

Features	Ceiling 9 ft., Deck, Patio, Workshop, Natural Gas BBQ Hookup
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Golf Nearby, Landscaped, No Through Road, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 17th, 2025
Days on Market	31

## Zoning

## Zone 70

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Listing information last updated on June 17th, 2025 at 3:17am MDT