

## \$819,000 - #2 26412 Twp Rd 594, Rural Westlock County

MLS® #E4451137

**\$819,000**

4 Bedroom, 3.00 Bathroom, 1,817 sqft

Rural on 3.01 Acres

None, Rural Westlock County, AB

Two minutes to Westlock is this oasis - work started in 2001 w/hundreds of trees planted at perimeter (3 deep) for privacy! A 2002 raised bungalow w/1817 sq. ft. - 9' ceilings (foyer 12'), office, pantry, 5 bdrms (ensuite w/heated floors/w.i. shower/6' soaking tub. 3 full baths (note the sweet hop-scotch design in bsmt bath. Two insert wood-burning fireplaces (catalytic burner/fan) will heat this home! Wet bar in huge fmly room. 1999 Shop 32x48 w/10' ceiling w/3 pce bathrm, laundry rm, storage rm + upper/lower shelf/cabinets. 2015 in-law suite 24x40 w/10' ceilings added to shop roof lines. liv rm, dining area, stunning custom gourmet kitchen w/island, induction cooktop, dble ovens, granite, glass subway tile, other amazing features. 1 bdrm (ensuite 6' tub/5' shower w/seat/dble sinks/private toilet + office/sewing rm. RV parking, 2 sheds w/roller doors

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451137  |
| Price          | \$819,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,817     |



|            |                        |
|------------|------------------------|
| Acres      | 3.01                   |
| Year Built | 2002                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | #2 26412 Twp Rd 594   |
| Area        | Rural Westlock County |
| Subdivision | None                  |
| City        | Rural Westlock County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7P 2P6               |

### Amenities

|                |                                                                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features       | Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Patio, Vinyl Windows, Wall Unit-Built-In, Wet Bar, Workshop, 9 ft. Basement Ceiling |
| Parking Spaces | 10                                                                                                                                                                                                   |

### 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          | ICFs (Insulated Concrete Forms)                                                                                 |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, No Back Lane, Private Setting, Treed Lot, See Remarks |
| Construction      | ICFs (Insulated Concrete Forms)                                                                                 |
| Foundation        | Concrete Perimeter, Insulated Concrete Form                                                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 72               |

Zoning

Zone 70

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Listing information last updated on October 14th, 2025 at 3:02am MDT