

# \$249,900 - 58219 Rr 270, Rural Westlock County

MLS® #E4433976

**\$249,900**

2 Bedroom, 1.00 Bathroom, 787 sqft  
Rural on 18.50 Acres

None, Rural Westlock County, AB

18.5 Acre Property â€“ Private, Treed Retreat with Utilities and Outbuildings. Discover the potential of this scenic 18.5-acre parcel featuring gently undulating terrain, mature trees, and natural bushland offering privacy and seclusion. A prime building site awaits on the north end, where the property widensâ€”ideal for your dream home or country retreat. Located along the eastern boundary is a railway line, providing a unique backdrop and clear demarcation. The property includes an older 2-bedroom home in need of renovation. Sold As Is, Where Is, offering a starting point for the right buyer. Outbuildings include: 27' x 57' open-faced shed â€“ great for equipment or hay storage, 14' x 20' shed/garage, 18' x 22' garage with concrete floor. Essential services are already in place: power, natural gas, septic system, and an older bored well. A rare opportunity for those seeking space, nature, and a place to build or restore to their vision.

Built in 1948

## Essential Information

MLS® #	E4433976
Price	\$249,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	787
Acres	18.50
Year Built	1948
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	58219 Rr 270
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2P6

### Amenities

Features	See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 1st, 2025
Days on Market	6
Zoning	Zone 70

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