

\$304,900 - 9527 99a Avenue, Westlock

MLS® #E4432862

\$304,900

4 Bedroom, 2.50 Bathroom, 1,290 sqft

Single Family on 0.00 Acres

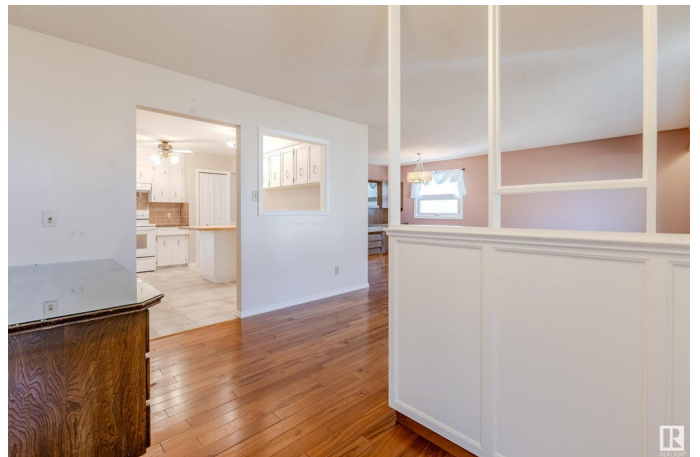
Westlock, Westlock, AB

SOUTHVIEW 3+1 BDRM HOME READY FOR NEW OWNERS. Enter this 1290 sq ft home into a large front entrance & bright living room w/ hardwood flooring. Formal dining area w/ BI China cabinet and white kitchen w/ island & pull outs down the hall is a renovated 4 pce bath & 3 bdrms the master having a 2 pce ensuite. Downstairs you will find massive family room w/ wood burning fireplace & newer vinyl plank flooring, den/office (used as sewing room), laundry room w/ wash tub, cold room, 3 pce bath & 1 bdrm. Home has attached garage w/ newer door, rear sunroom w/ gas BBQ hook up. Home has vinyl windows on the main floor. Outside is a fenced back yard w/2 storage sheds, large garden spot, garden boxes, rhubarb, raspberries, cherries & apple trees. All of this within view of the St Marys School.

Built in 1974

Essential Information

MLS® #	E4432862
Price	\$304,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,290



Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9527 99a Avenue
Area	Westlock
Subdivision	Westlock
City	Westlock
County	ALBERTA
Province	AB
Postal Code	T7P 2B3

Amenities

Amenities	Sunroom, Vinyl Windows
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Cleaner-Electronic, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Schools, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Westlock Elementary
Middle	RF Staples
High	RF Staples

Additional Information

Date Listed	April 25th, 2025
Days on Market	11
Zoning	Zone 70

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Listing information last updated on May 6th, 2025 at 11:32am MDT