

## \$635,000 - 5 60120 Rr 265, Rural Westlock County

MLS® #E4434000

**\$635,000**

5 Bedroom, 3.50 Bathroom, 1,673 sqft

Rural on 3.21 Acres

Timber Estates, Rural Westlock County, AB

**ABSOLUTELY STUNNING!!** Welcome to this beautiful 2012 bungalow in Timber Estates, offering over 1600 sq ft of well-designed living space on a private 3.21-acre treed lot. Minutes to Westlock! This fully finished home features 5 spacious bedrooms and 4 bathrooms, perfect for families or entertaining guests. The large primary bedroom includes a walk-in closet and ensuite, providing a peaceful retreat. The open-concept main floor features a bright, functional kitchen, cozy living area, main floor laundry, and access to a covered front deck. Enjoy the durability and low maintenance of composite decking on both the front and rear decks. The property includes a triple attached garage as well as a double detached garage—plenty of room for vehicles, tools, and toys. Downstairs, a fully developed basement offers ample space for recreation and storage. Landscaping with mature trees surrounds this serene property—your private oasis awaits! On Municipal Water!!

Built in 2012

### Essential Information

MLS® #	E4434000
Price	\$635,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,673
Acres	3.21
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5 60120 Rr 265
Area	Rural Westlock County
Subdivision	Timber Estates
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2P7

### Amenities

Features	Deck, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Low Maintenance Landscape, Vegetable Garden
Construction	Wood
Foundation	Insulated Concrete Form

### Additional Information

Date Listed May 1st, 2025

Days on Market 3

Zoning Zone 70

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Listing information last updated on May 4th, 2025 at 11:17am MDT