

## \$249,900 - 59211 Hwy 2, Rural Westlock County

MLS® #E4445083

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,363 sqft

Rural on 6.13 Acres

None, Rural Westlock County, AB

SOLD AS IS, WHERE IS. Opportunity awaits on this 6.13-acre parcel with prime Hwy 2 frontage! This 1989-built bungalow offers 2 bedrooms, 2 full bathrooms, and a spacious layout including a large living room, open kitchen, and dining area. The former double attached garage has been converted into additional living space—perfect for a rec room, office, or easily reverted back to a garage. The home and yard are in need of some TLC but offer a solid foundation and endless potential. Whether you're looking for a country residence, investment, or a property with high visibility for future possibilities, this acreage could be the one. SOLD AS IS, WHERE IS.

Built in 1989

### Essential Information

MLS® #	E4445083
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,363
Acres	6.13
Year Built	1989
Type	Rural



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	59211 Hwy 2
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T0G 0P0

### Amenities

Features	See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Baseboard, In Floor Heat System, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 30th, 2025
Days on Market	28
Zoning	Zone 60

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Listing information last updated on July 28th, 2025 at 8:17am MDT