

## \$225,000 - 25019 Twp Rd 614a, Rural Westlock County

MLS® #E4448101

**\$225,000**

2 Bedroom, 1.00 Bathroom, 1,159 sqft

Rural on 7.88 Acres

None, Rural Westlock County, AB

Farmhouse Charm. Nicely located 25 minutes from Westlock, near the Hamlet of Nestow. This 2 bed, 1 bath home has been beautifully renovated throughout almost the whole interior. Featuring the electric fireplace in the living area, updated flooring throughout the home, new PVC windows. Main floor laundry. Nice size mudroom. A loft on the second level for added storage. Door to access the deck on the east side, perfect for soaking up the sun while having your morning coffee. With 7.88 acres to have a few animals. Good size barn with water, power and a concrete floor. As well as a water bowl in the corral. Fenced and ready to be grazed. A second garage with power. Private yard, with plenty of mature trees. Loads of potential at this property.

Built in 1945

### Essential Information

MLS® #	E4448101
Price	\$225,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,159
Acres	7.88
Year Built	1945



Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	25019 Twp Rd 614a
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T0G 1S0

### Amenities

Features	See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 15th, 2025
Days on Market	53
Zoning	Zone 70

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