

# \$650,000 - 63001 Rge Road 255, Rural Westlock County

MLS® #E4433211

## \$650,000

3 Bedroom, 2.00 Bathroom, 1,200 sqft  
Rural on 3.00 Acres

Larkspur\_WEST, Rural Westlock County, AB

This is a beautiful property near Long Island Lake.Â If sitting on the balcony you might see some wildlife passing by.Â The property is sitting on a historic site (Old Larkspur School).Â A shop of 60 ft by 40 ft with two overhead door of 12 ft by 14 ft, equipped with vehicle hoist, tires changing machine, tires balancing machine, compressor, transmission jack, a mezzanine and all furniture in the living area.

Built in 2009

### Essential Information

MLS® #	E4433211
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	3.00
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address 63001 Rge Road 255



Area	Rural Westlock County
Subdivision	Larkspur_WEST
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T0G 0S0

## Amenities

Features	Deck, Hot Water Instant, Hot Water Natural Gas, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Smart/Program. Thermostat
----------	---

## Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fruit Trees/Shrubs, Private Setting, Schools, Treed Lot
Lot Description	3 Acres
Construction	Modular
Foundation	Piling

## Additional Information

Date Listed	April 28th, 2025
Days on Market	92
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 29th, 2025 at 12:02pm MDT