

Courtesy Of Tameka D Ross Of Liv Real Estate

# **\$600,000 - 26417 Twp Road 594, Rural Westlock County**

MLS® #E4457225

**\$600,000**

4 Bedroom, 2.50 Bathroom, 1,668 sqft

Rural on 7.50 Acres

None, Rural Westlock County, AB

WELCOME to Hummingbird Acres a beautifully landscaped retreat surrounded by a lifetime of mature trees, offering privacy & peace just 3 minutes from town. Over the past 3 years this home has seen thoughtful upgrades including a stunning new kitchen with granite counters, SS appliances, modern tile backsplash, fresh paint, updated flooring, lighting, ceilings & refreshed bathrooms with new vanities & toilets. The main floor features convenient laundry & a 2 piece bath right off the back entrance. A spacious double attached garage connects through an enclosed breezeway that's perfect for coats, shoes & pets. Step through patio doors to a large wrap around deck with serene views. Outside you'll find two decks, a firepit, greenhouse, raised garden beds, a chicken coop & an old log cabin. The impressive 32'x48' heated shop offers endless workspace, while the expansive yard provides plenty of room for horses or other livestock. This is the perfect blend of country charm & close to town living.

Built in 1983

## **Essential Information**

MLS® # E4457225

Price \$600,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,668                  |
| Acres          | 7.50                   |
| Year Built     | 1983                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 26417 Twp Road 594    |
| Area        | Rural Westlock County |
| Subdivision | None                  |
| City        | Rural Westlock County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7P 2P4               |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

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

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood                                             |
| Exterior Features | Fruit Trees/Shrubs, Landscaped, Vegetable Garden |
| Construction      | Wood                                             |
| Foundation        | Concrete Perimeter                               |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 11th, 2025 |
|-------------|----------------------|

Days on Market 6

Zoning Zone 70

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Listing information last updated on September 17th, 2025 at 4:32am MDT