

## \$270,000 - 61017 Rge Road 261, Rural Westlock County

MLS® #E4465649

**\$270,000**

3 Bedroom, 1.50 Bathroom, 1,161 sqft

Rural on 3.09 Acres

None, Rural Westlock County, AB

This bungalow home is located on a peaceful three acre parcel just minutes from Westlock! The home features 3 bedrooms, 2 bathrooms, and room to grow with an unfinished basement. The main level includes a bright living room, huge eat-in kitchen, two secondary bedrooms sharing the main 4pc. bathroom, and your primary bedroom with its own 2pc. ensuite. Plenty of room to enjoy the great outdoors no matter the season!

Built in 1980

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4465649               |
| Price          | \$270,000              |
| Lease Rate     | \$86                   |
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,161                  |
| Acres          | 3.09                   |
| Year Built     | 1980                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 61017 Rge Road 261    |
| Area        | Rural Westlock County |
| Subdivision | None                  |
| City        | Rural Westlock County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7P 2N9               |

## Amenities

|          |          |
|----------|----------|
| Features | Workshop |
|----------|----------|

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Wood                                    |
| Exterior Features | Flat Site, Golf Nearby, Private Setting |
| Construction      | Wood                                    |
| Foundation        | Preserved Wood                          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 11th, 2025 |
| Days on Market | 4                   |
| Zoning         | Zone 70             |

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Listing information last updated on November 15th, 2025 at 5:32pm MST