



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

60104, 240A Range Road Range
Rural Westlock County, Alberta

MLS # A2285242



\$490,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,018 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	1
Garage:	RV Access/Parking		
Lot Size:	50.88 Acres		
Lot Feat:	Brush, Fruit Trees/Shrub(s), Irregular Lot, Many Trees, Pasture		

Heating:	Central, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	12-60-24-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Ag
Foundation:	Piling(s), Poured Concrete	Utilities:	Electricity Paid For, Propane
Features:	Bathroom Rough-in, Open Floorplan, Vinyl Windows		

Inclusions: N/A

This 2,000 sq ft home presents an excellent opportunity for buyers looking to create their ideal acreage property. The house requires cosmetic updates, but offers a solid footprint, with generous living space, living room, family room and dining room, a 2nd bathroom ready to renovations and plenty of potential to renovate and add value. Situated on 50 acres, the land is well suited for animals, hobby farming, or enjoying wide-open rural living. There is ample room for pastures, outbuildings, gardens, and future improvements, making this a versatile property with many possibilities. Only mins from Clyde and Westlock and 40 mins from the greater Edmonton area, this property offers potential, space, expansion and vision, yet close to amenities. An ideal opportunity for renovation-minded buyers seeking space, privacy, and long-term potential in a desirable acreage setting.