

# \$580,000 - 26417 Twp Rd 594, Rural Westlock County

MLS® #E4429747

**\$580,000**

4 Bedroom, 2.50 Bathroom, 1,450 sqft

Rural on 7.50 Acres

None, Rural Westlock County, AB

WELCOME to Hummingbird Acres, this beautifully landscaped property has a lifetime of trees throughout the property, providing shelter and privacy. Located 3 minutes from town. Numerous upgrades in the last 3 years include a new kitchen, flooring, paint, lighting, ceiling, SS appliances, bathroom toilets & vanities, deck, greenhouse and more. Bring the family so much room, double attached garage with enclosed breeze way gives some extra space for shoes, coats, pets & more. Plenty of storage throughout. Main floor laundry & 2 piece bath right off the back door. Patio doors open on to large deck with great views. Chicken coop, 32'x48' shop, storage sheds, greenhouse, garden, raised beds & old log cabin converted to an outdoor bar. The yard has plenty of room for horses or other livestock . A fabulous outdoor entertaining space with 2 decks, firepit and lawn space for family games. Raise your own veggies. The heated shop is an ideal work space. Paved parking pad. WHAT A LOCATION.

Built in 1983

## Essential Information

MLS® # E4429747

Price \$580,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,450
Acres	7.50
Year Built	1983
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

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

### **Amenities**

Features	Deck, Greenhouse, Skylight, Workshop
----------	--------------------------------------

### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	1
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	April 8th, 2025
Days on Market	11
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 April 19th, 2025 at 5:32am MDT