

## \$389,900 - 64217 Rg Rd 12, Rural Westlock County

MLS® #E4446843

**\$389,900**

5 Bedroom, 3.00 Bathroom, 1,222 sqft

Rural on 5.02 Acres

None, Rural Westlock County, AB

5.02 ACRES WITH 1222 sq ft 5 BDRM HOME w/ DET GARAGE. 1994 built bi-level. Main floor boasts bright living room w/ natural gas fireplace. Oak kitchen w/ black appliances & eating nook, formal dining area with hard wood floors. 4 pce bath & 3 bedrooms the master having his and hers closets & 3 pce ensuite. Downstairs you will find massive family room w/ wood stove, laundry/mechanical room, 3 pce updated bathroom & 2 bedrooms. Outside is huge rear deck, 2 car garage, calving barn, chicken house, & several outbuildings for storage. Beautiful mature yard with garden spot. Clean, well maintained, move in ready home. Acreage located 1/2 mile from paved highway 44 just outside of the town of Fawcett which boasts a general store w/ post office & liquor store, thriving ice arena & community hall and close to the Hidden Valley Golf Course. Quick commute to Cross Lake Provincial Park & Long Island Lake.

Built in 1994

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446843  |
| Price      | \$389,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,222                  |
| Acres          | 5.02                   |
| Year Built     | 1994                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 64217 Rg Rd 12        |
| Area        | Rural Westlock County |
| Subdivision | None                  |
| City        | Rural Westlock County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0G 0Y0               |

### Amenities

|          |                                            |
|----------|--------------------------------------------|
| Features | Deck, Exterior Walls- 2"x6", Vinyl Windows |
|----------|--------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood                                                                 |
| Exterior Features | Flat Site, Landscaped, Level Land, Private Setting, Vegetable Garden |
| Construction      | Wood                                                                 |
| Foundation        | Concrete Perimeter                                                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 59             |
| Zoning         | Zone 70        |

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Listing information last updated on September 6th, 2025 at 6:47pm MDT