

# \$1,997,000 - 1022 Twp Rd 610, Westlock

MLS® #A2080104

**\$1,997,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 160.00 Acres

NONE, Westlock, Alberta

160 Acres incl. homes and buildings in a desirable farming area!

Talk about an excellent farming community and it brings you to the Westlock area!

Formidable opportunity of owning 160 acres of excellent quality land, number 2 soil and including all the buildings you need. Total of 145 acres is cultivated, the rest is used for the yard.

This private property consists of two homes, a large barn which was previously used for dairy, large, heated shop, Quonset, and several other outbuildings.

The yard is immaculate and is filled with lots of gravel.

Custom built home from 1983 but with addition and upgrades done in 1999.

Large open spaces with lots of light, spacious kitchen, dining room area and living room. This home was built for entertaining family & friends after a satisfying day on the farm or at work.

Gas fireplace, central vac, baseboard, and in-floor heating.

The main floor features 2 bedrooms and 3 bathrooms and a spacious laundry room. The second bedroom is currently used as an office. The country kitchen has updated appliances and an island. The kitchen is open to the dining room. 2 Living rooms and one cozy gas fireplace in one of the rooms.

The basement has an excellent playroom, rec. area or media space. With three bedrooms, and



one 4 pc-bathroom there is lots of room. Plus, the bonus area: a LARGE gym!

Attached garage.

Separate detached 3-car garage which has concrete floor and is plumbed in for in-floor heat. Two overhead doors and two man-doors.

High end finishing of the house with rock dash stucco finish and concrete tiles on the roof.

Private yard with lots of trees, perennials and extensive landscaping make this a remarkable property.

Second home has an open floor area, with on the main floor one bedroom, one upgraded bathroom and laundry room.

Upstairs you find two bedrooms and one bathroom which is also freshly re-done.

There is a basement but is currently only used for crawlspace and storage.

Large detached 3-car garage with concrete floor.

Buildings:

Barn, 1992, total area 12,116 sq. ft +/-

Large area that was used for the cows and has all concrete flooring, 40â€™ x 240â€™ +/-.

Plus, the front is 74â€™ x 34â€™ +/- . At the front you find the office space, lunchroom, and bathroom.

Quonset: 40â€™ x 100â€™. Total 4000 sq. ft +/-

Shop, 1992, total 3768 sq. ft. +/-.

Heated area is 30â€™ x 56â€™, insulated and concrete floor.

The remainder of the shop is insulated, concrete floor and pipes are in for in-floor heat.

The remainder is the connection part, 24â€™ x 12â€™ plus 30â€™ x 60â€™ for the rest of the shop.

Tarp shelters: mounted on 8â€™ walls

concrete: 26â€™ x 120â€™ +/-

Commodity shed: 72â€™ x 27â€™ +/-.

Concrete walls, 8â€™

Two water wells.

There might be several different options possible. Please give your realtor a call to discuss.

### Essential Information

MLS® #	A2080104
Price	\$1,997,000
Sold Price	\$1,879,000
Bathrooms	0.00
Acres	160.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

### Community Information

Address	1022 Twp Rd 610
Subdivision	NONE
City	Westlock
County	Westlock County
Province	Alberta
Postal Code	T7P 2P6

### Additional Information

Date Listed	September 12th, 2023
Date Sold	December 20th, 2023
Days on Market	99
Zoning	AG
HOA Fees	0.00

### Listing Details

Listing Office	Real Estate Centre - Coaldale
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