

Courtesy Of Trent B Muller Of Exp Realty

# \$399,000 - Twp Rd 641 Rge Rd 272, Rural Westlock County

MLS® #E4425704

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 162.13 Acres

None, Rural Westlock County, AB

162.13 acres mixture of grain land, hay-land, and tree farm. There are over 300 trees in the tree farm section worth potentially \$100 each. 10 acres are in alfalfa, 60 acres used for grain crop, 10 acres used for hay. Close to crown land, Black Bear Grazing Reserve, Long Island lake, & Cross Lake. Trails for quadding, snowmobiling, fishing, watersports, & horse-back riding.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4425704        |
| Price     | \$399,000       |
| Bathrooms | 0.00            |
| Acres     | 162.13          |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | Twp Rd 641 Rge Rd 272 |
| Area        | Rural Westlock County |
| Subdivision | None                  |
| City        | Rural Westlock County |
| County      | ALBERTA               |
| Province    | AB                    |



Postal Code T0G 1H0

## Exterior

Exterior Features Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby

## Additional Information

Date Listed March 12th, 2025

Days on Market 23

Zoning Zone 70

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Listing information last updated on April 4th, 2025 at 9:02pm MDT