

Courtesy Of Mani Bagga Of Royal Lepage Magna

# **\$369,900 - 8 1004 Township Rd 542, Rural Sturgeon County**

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MLS® #E4465656

**\$369,900**

3 Bedroom, 2.00 Bathroom, 1,217 sqft

Rural on 3.70 Acres

Westwood Lane\_MSTU, Rural Sturgeon County, AB

**ABSOLUTELY STUNNING OPPORTUNITY!!!**

Welcome to Westwood Lane! This rural home offers over 1,970 SQFT of finished living space, nestled on a serene 3.70-acre lot, surrounded by trees for ultimate privacy.

It's the perfect escape into nature! The main level features an open living area, with a large living room, a separate dining area & kitchen. The kitchen has plenty of room for meal prep, with ample counter space and cabinetry. There are 2 generous-sized bedrooms on the main floor, the highlight, however, is the master bedroom upstairs, an open-concept retreat. This master suite includes a soaker tub that offers a stunning view of the surrounding treed lot. The Fully Finished basement includes a SECOND KITCHEN, cozy office area, a spacious rec room, laundry room. & a 3-piece bathroom for convenience. DOUBLE DETACHED GARAGE & 5 STALL BARN! Whether you're looking for a home with TONS OF POTENTIAL or a project to customize, this property offers the perfect canvas. This property is ready for its next chapter!

Built in 1984

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4465656               |
| Price          | \$369,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,217                  |
| Acres          | 3.70                   |
| Year Built     | 1984                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 8 1004 Township Rd 542 |
| Area        | Rural Sturgeon County  |
| Subdivision | Westwood Lane_MSTU     |
| City        | Rural Sturgeon County  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8E 0S7                |

### Amenities

|                |             |
|----------------|-------------|
| Features       | See Remarks |
| Parking Spaces | 8           |

### Interior

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

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood                       |
| Exterior Features | Private Setting, Treed Lot |
| Construction      | Wood                       |
| Foundation        | Concrete Perimeter         |

### Additional Information

Date Listed November 13th, 2025

Days on Market 2

Zoning Zone 70

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Listing information last updated on November 15th, 2025 at 1:02pm MST