

## \$314,900 - N/A, Westlock

MLS® #E4396620

**\$314,900**

2 Bedroom, 2.00 Bathroom, 1,160 sqft

Condo / Townhouse on 0.00 Acres

Westlock, Westlock, AB

Adult Living in the nicest condo community called Brookside Village in Westlock. Many highlights including a gas fireplace w/remote & tile/oak surround w/mantle, beautiful bay window, a sun scope allows bright light to shine all day in the kitchen and a 3 season 12'x12' sunroom compliments the dining area. Walk-through closet in main bedroom leads to the ensuite bath w/walk-in tub. Additional 4 pce bath on main floor. 2nd bdrm. Spacious and open layout. Very private. Double garage w/another sun-scope to bring in natural light, built in vac system, storage room, tons of shelving, in-floor heat thru'out, newer shingles. Beautiful common area center for family functions with a games room, dining area with brick feature wall/fireplace & fully stocked kitchen. Built-in BBQ area and mailboxes at the village center. An excellent retirement home for those golden years!! \*note the last 2 photos of dining area show a sun-scope which looks like a light that's on but it is the light from the sun-scope tube above".

Built in 1992

### Essential Information

MLS® # E4396620

Price \$314,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,160             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Westlock |
| Subdivision | Westlock |
| City        | Westlock |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T7P 1A1  |

### Amenities

|           |                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Sunroom, Vinyl Windows |
| Parking   | Double Garage Detached, Front Drive Access, Insulated, Over Sized, Parking Pad Cement/Paved                                         |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Curtains and Blinds |
| Heating           | In Floor Heat System, Natural Gas                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                 |
| Fireplaces        | Brass Surround, Mantel, Tile Surround                                                                                                                                               |
| Stories           | 1                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | None, No Basement                                                                                                                                                                   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Low Maintenance Landscape |
| Roof              | Asphalt Shingles          |
| Construction      | Wood, Vinyl               |
| Foundation        | Slab                      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2024 |
| Days on Market | 298            |
| Zoning         | Zone 70        |
| Condo Fee      | \$180          |

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Listing information last updated on May 3rd, 2025 at 10:02am MDT