

## \$380,000 - 9320 99 Avenue, Westlock

MLS® #E4418444

### \$380,000

5 Bedroom, 3.50 Bathroom, 1,636 sqft  
Single Family on 0.00 Acres

Westlock, Westlock, AB

Welcome to this beautifully upgraded 1977 4-level split in the prime Southview neighborhood of Westlock, AB. This charming home features 4 spacious bedrooms and a modernized kitchen with high-quality components, perfect for culinary enthusiasts. The cozy living room is enhanced by a gas fireplace, creating a warm and inviting atmosphere. Enjoy stunning views of the surrounding field, offering a peaceful retreat right in your own backyard. The property includes a fully fenced yard and an attached sunroom, ideal for relaxing year-round. The basement level is currently unfinished but offers great potential to be transformed into a workout area, additional living room, or whatever suits your needs. Located next to new development lots, this property presents excellent potential for future growth, making it a fantastic investment in a thriving community. With its prime location, modern upgrades, and versatility, this home is a must-see!

Built in 1977

### Essential Information

MLS® #	E4418444
Price	\$380,000
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,636
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	9320 99 Avenue
Area	Westlock
Subdivision	Westlock
City	Westlock
County	ALBERTA
Province	AB
Postal Code	T7P 2A7

### Amenities

Amenities	Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            January 17th, 2025

Days on Market      79

Zoning                 Zone 70

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