\$523,000 - 272020 Township Road 134, Rural Willow Creek No. 26, M.D. of

MLS® #A2231977

\$523,000

3 Bedroom, 2.00 Bathroom, 1,900 sqft Residential on 6.05 Acres

NONE, Rural Willow Creek No. 26, M.D. of, Alberta

First-time home buyer or looking for an investment property? Look no further!

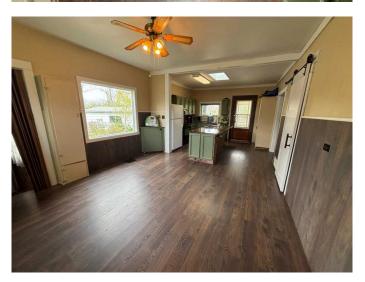
This great horse property has so much potential for the next owner to come in and take their time to continue with the upgrades. This home features three large bedrooms with ample closet space, a spacious kitchen, dining area, and living room. A sunroom off the south side of the home is a great place to get your gardens or serves as a playroom for kids. The downstairs has a large, finished family room and a sizable unfinished utility room with numerous workbenches and storage shelving. There is also a walkable attic to store all your seasonal decorations. Property has a great well with ample water supply.

The two-piece bath has new flooring, lighting, a toilet, and a pedestal sink. The primary bedroom has brand new carpet. There is updated lighting in the dining room. The pastures, completed in 2019, are made of strong 5.25-inch posts and four-strand wire. Additionally, two wooden plank corrals with an alley separating the pens were built in 2022.

There is a single-car detached garage for convenient parking, as well as a large shop with two 12-foot sliding doors, a concrete floor, abundant access to power, a central vacuum







system, and a heavy-duty air compressor.

This property boasts a great central location, only one hour to Calgary and one hour to Lethbridge, and just one mile of gravel off Highway 2. Priced with instant equity and quick possession is available!

Built in 1940

Essential Information

MLS® # A2231977
Price \$523,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,900 Acres 6.05 Year Built 1940

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 272020 Township Road 134

Subdivision NONE

City Rural Willow Creek No. 26, M.D. of

County Willow Creek No. 26, M.D. of

Province Alberta
Postal Code T0L0T0

Amenities

Utilities Natural Gas Connected
Parking Single Garage Detached

of Garages 1

Interior

Interior Features Ceiling Fan(s), Kitchen Island, No Smoking Home, Skylight(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Bedroom

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Dog Run, Fire Pit, Private Yard

Lot Description Many Trees, Pasture

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 17th, 2025

Days on Market 9

Zoning RG

Listing Details

Listing Office Royal LePage Wildrose Real Estate -Olds

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