

\$565,000 - 272020 Township Road 134, Rural Willow Creek No. 26, M.D. of

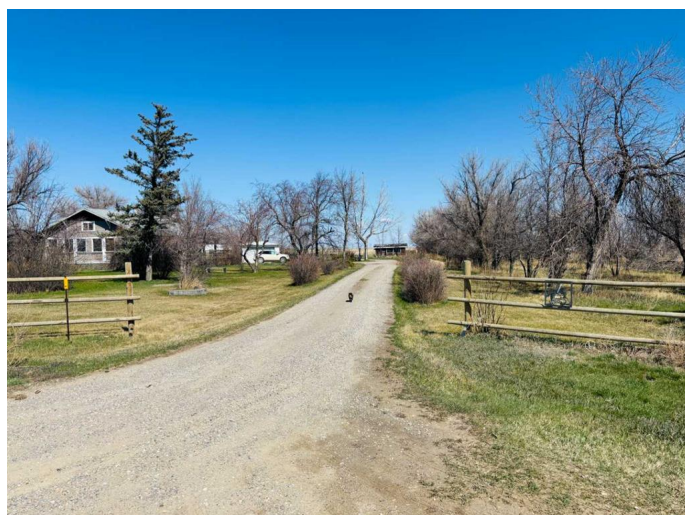
MLS® #A2203937

\$565,000

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

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

Nestled just a mile off the highway 2, this rural gem offers the perfect blend of tranquility and accessibility, placing you an hour's drive from both Calgary and Lethbridge. Inside, the home features three spacious bedrooms and 1.5 bathrooms, providing comfortable living for families or those seeking extra space. The heart of the home is a massive kitchen and dining area, perfect for gatherings and everyday meals. Recent upgrades enhance the home's modern appeal. A large laundry room simplifies chores, and the partially finished basement adds valuable living space with a large family room and flexible area. Ample room for storage as the unfinished utility room is equipped with workbenches and cabinets., plus there large walkable attic. A detached single garage offers convenient parking, while the 26x36-foot shop, complete with 12-foot ceilings, two 10x12 sliding doors, and a retained high output single stage air compressor. In addition there is great storage shed and an additional outbuilding that could have some love put into it for a great mancave or she shed. With ample room for horses there are fence pastures and 2 wood plank pens with windbreaks. A yard filled with trees and numerous flower garden areas that brings numerous birds to listen to while enjoying your morning coffee on the east facing deck and the evenings around the fire with a great brick



fire area.

Built in 1940

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2203937 |
| Price | \$565,000 |
| 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 | Bungalow, Acreage with Residence |
| 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 | T0L1Z0 |

Amenities

| | |
|--------------|------------------------|
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, Pantry |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|--------------------------|
| Fireplaces | Gas, Bedroom |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Fire Pit, Dog Run, Garden |
| Lot Description | Garden, Pasture |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 60 |
| Zoning | RG |

Listing Details

| | |
|----------------|---|
| Listing Office | Royal LePage Wildrose Real Estate -Olds |
|----------------|---|

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