

\$540,000 - 272020 Township Road 134, Rural Willow Creek No. 26, M.D. of

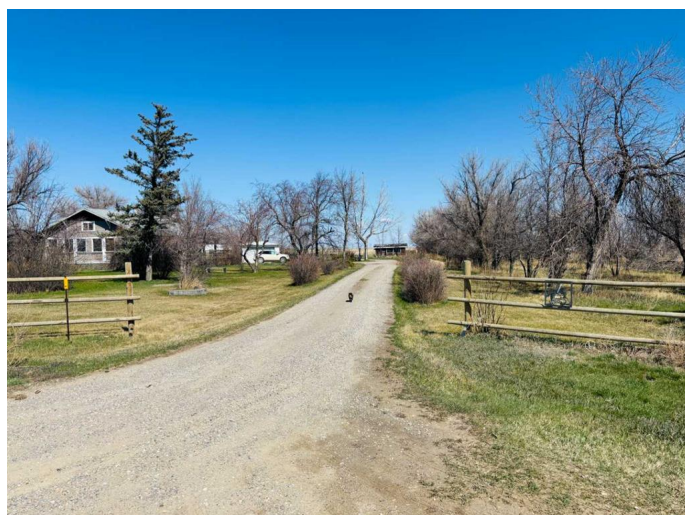
MLS® #A2203937

\$540,000

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	\$540,000
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, Garden, Dog Run
Lot Description	Garden, Pasture
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2025
Days on Market	70
Zoning	RG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.