

# **\$530,000 - 272020 Township Road 134, Rural Willow Creek No. 26, M.D. of**

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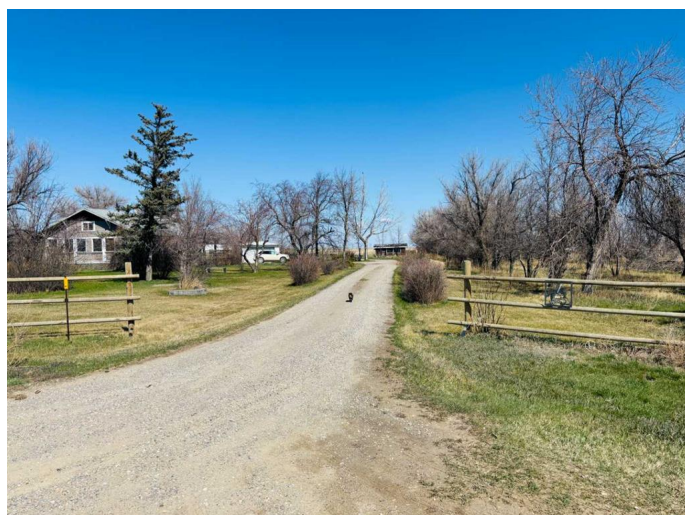
MLS® #A2203937

**\$530,000**

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.. 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, with a retained high output single stage air compressor and central vaccum. In addition there is great storage shed for your lawn mower and other yard tools. With ample room for horses there are sturdy 4 strand fence pastures built in 2019 and 2 wood plank pens with windbreaks built in 2022. 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. Priced with instant



equity, this home is ready for its new owners to continue the upgrades.

Built in 1940

### Essential Information

MLS® #	A2203937
Price	\$530,000
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	Kitchen Island, Pantry, Ceiling Fan(s)
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	89
Zoning	RG

## Listing Details

Listing Office	Royal LePage Wildrose Real Estate -Olds
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