

# \$599,000 - 271008 Se2, 15, 27, W4, Rural Willow Creek No. 26, M.D. of

MLS® #A2192333

**\$599,000**

4 Bedroom, 2.00 Bathroom, 1,240 sqft  
Residential on 6.18 Acres

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

This gem of an acreage is located on Hwy 529 between Stavely and Nanton just a couple of miles east of Hwy 2. Just over 6 acres with a brand new well and a 4 bedroom bungalow with a walk out basement that was new in 2004. The huge eat in kitchen (added in 80's) with room for a large table to host those large family gatherings. Large, newer windows show great views to the east and out to the Porcupine Hills to the west. There is a smaller deck off of the south end of the house and a large deck that can be accessed through the house or mud room for relaxing on. There are three bedrooms on the main floor and one has a walk in closet. The 4 piece bathroom has lots of storage and a handy laundry chute. Moving downstairs there is in floor heating throughout and a large family room with walk out access to the lawn. The primary bedroom has a walk in closet and a large window which gives a feeling of spaciousness. There is a large pantry under the stairs, a three piece bathroom, utility room and laundry area. Located under the mudroom is a separate, unheated room accessible from the back lawn that has been used as a place for lawn tools and tinkering. The property is fenced with a livestock waterer and has mature plantings of trees and shrubs. The super single garage has workbench, wood stove and both house and garage have metal roofs. Lots of room for



kids, parking an RV and growing a garden. Twin Valley Reservoir is to the east and Pine Coulee Reservoir is to the west for camping or boating. Silver Slate Arena is 2.5 miles. Book your showing and have a look at this well kept property.

Built in 1950

### Essential Information

MLS® #	A2192333
Price	\$599,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,240
Acres	6.18
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	271008 Se2, 15, 27, W4
Subdivision	NONE
City	Rural Willow Creek No. 26, M.D. of
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	6
Parking	Single Garage Detached, Garage Door Opener, Gravel Driveway
# of Garages	1

### Interior

Interior Features	Central Vacuum, No Smoking Home, Vinyl Windows, Walk-In Closet(s),
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	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Water Heater
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Rain Gutters
Lot Description	Few Trees, Front Yard, Landscaped, Rectangular Lot, Gentle Sloping, No Neighbours Behind
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Combination, ICF Block, Wood

## Additional Information

Date Listed	February 4th, 2025
Days on Market	38
Zoning	RG

## Listing Details

Listing Office	MaxWell Capital Realty
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