

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

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MLS® #A2231977

**\$523,000**

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

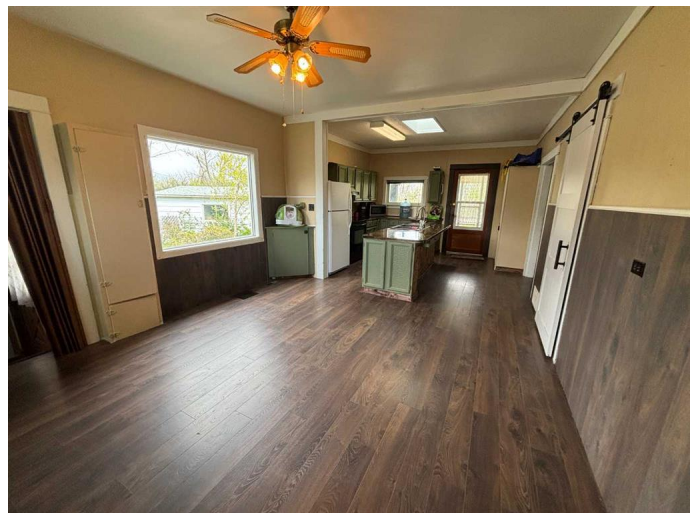
NONE, Rural Willow Creek No. 26, M.D. of,  
Alberta

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	Fire Pit, Private Yard, Dog Run
Lot Description	Many Trees, Pasture
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	24
Zoning	RG

## Listing Details

Listing Office	Royal LePage Wildrose Real Estate -Olds
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