



GRASSROOTS
REALTY GROUP

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142043B RR254
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2232515



\$479,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,206 sq.ft.	Age:	1960 (65 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	6.00 Acres		
Lot Feat:	Cleared, Few Trees, Garden, Lawn, Level, Private, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	16-14-25-W4
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: All furniture and household items

Just over an hour south of Calgary, an extraordinary opportunity awaits in MD Willow Creek! Discover this unique 6-acre property, perfect for investors, homesteaders, or anyone dreaming of a peaceful weekend retreat. The property includes an older bungalow and mobile home, both poised for your creative renovations. A significant advantage is the existing infrastructure: electricity, utilities, and a well are already in place, offering a seamless start to your vision. The possibilities here truly are endless! Several outbuildings, including a greenhouse, two outhouses, and a chicken coop, are ready to support hobby farming or a sustainable lifestyle. Whether you envision a personalized homestead, a private RV retreat, or simply unforgettable weekends unplugged, this property can make it a reality. Escape the city's hustle and invest in your own piece of Alberta's scenic countryside!