



**GRASSROOTS**  
REALTY GROUP

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262071 Twp Rd 142  
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2232543



**\$2,150,000**

Division:	NONE		
Cur. Use:	-		
Style:	1 and Half Storey		
Size:	0 sq.ft.	Age:	-
Beds:	2	Baths:	1 full / 1 half
Garage:	Additional Parking, Aggregate, Driveway, Off Street, RV Access/Parking		
Lot Size:	156.00 Acres		
Lot Feat:	Corner Lot, Creek/River/Stream/Pond, Few Trees, Landscaped, Lawn, Pasture		

Heating:	In Floor, Other, Pellet Stove, Propane, Wood, Wood Stove	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Metal	Near Town:	Stavely
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	10-14-26-W4
Exterior:	Log, Other	Zoning:	Agricultural, occupied re
Foundation:	Combination, Poured Concrete	Utilities:	-
Features:	Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

Major Use: Hobby Farm

Amazing 156 acre Cattle or animal operation east of Stavely, AB. Everything is ready to go and self-sufficient. Excellent out buildings as you can see in the photos, good corral system, barn with stalls and hay loft. Shop and many other out buildings all in good condition. Cross fenced and separate fenced area with good grass for haying. Has its own well and seasonal creek. Property is close to Clear lake which offers fun recreational activities and fishing with campground. Sit back and enjoy the beautiful 3 bedroom log cabin with walk-out basement and decks with a view of the Rocky Mountains. This property has easy access from a paved county road.