



162021 Range Road 270
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2138400



\$439,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,471 sq.ft.	Age:	1950 (74 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	3.55 Acres		
Lot Feat:	Gazebo, Private, Secluded		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Vinyl, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	18-16-26-W4
Exterior:	Wood Siding	Zoning:	CRES
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Natural Woodwork, Vinyl Windows		

Inclusions: Water Cooler, Gazebo, Sea-can

3.55 acres situated just 3/4 of a mile off of Highway 533, this cozy acreage is only a short 10-minute drive to Nanton. The 1471 sq.ft home offers practicality with two bedrooms, main floor laundry, and ample space in the kitchen, dining and living room. A detached 24' x 26' garage sea-can, and corrals provide utility, while mature shelterbelts offer privacy. Upgrades from 2010 to 2023 include windows, garden door, entry door, wainscotting, panel box, flooring, appliances, furnace, septic tank and field, bathroom, and some kitchen cabinets. Enjoy your days and nights on the deck with gazebo. Ideal for those wanting to start their acreage lifestyle.