



281008 Highway 527  
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2149215



**\$639,000**

|                  |   |               |                    |
|------------------|---|---------------|--------------------|
| <b>Division:</b> | NONE                                      |               |                    |
| <b>Type:</b>     | Residential/House                         |               |                    |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence |               |                    |
| <b>Size:</b>     | 1,737 sq.ft.                              | <b>Age:</b>   | 1913 (111 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1 full / 1 half    |
| <b>Garage:</b>   | Carport                                   |               |                    |
| <b>Lot Size:</b> | 5.49 Acres                                |               |                    |
| <b>Lot Feat:</b> | Few Trees                                 |               |                    |

|                    |                                     |                   |                           |
|--------------------|-------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas             | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum          | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Metal                               | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full, Unfinished                    | <b>LLD:</b>       | 14-14-28-W4               |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame            | <b>Zoning:</b>    | CR                        |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | No Smoking Home, Tankless Hot Water |                   |                           |

**Inclusions:** n/a

Here it is! The Hobby Farm you have been waiting for! The perfect set up for all your animals. Remodeled, updated, and redesigned with care. Outdoor Riding arena, New state of the art Fencing, Brand new Horse Stables with 4 box stalls, feed room, tack room, everything you need to enjoy your very own horse ranch. Two large carports measuring 36 feet long and 10 feet wide with 9 foot high ceilings. Older home is nicely renovated with new furnace, electrical panel, appliances, flooring, kitchen cabinets, bathrooms, etc. Home has 2 bedrooms and an office that can be converted to a third bedroom if required. Check out the virtual tour and book your private showing today! Please don't drive on property without a scheduled showing, friendly guard dog might take offense.