



263076 Highway 520  
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2170251



**\$529,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,680 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Quad or More Detached		
<b>Lot Size:</b>	4.81 Acres		
<b>Lot Feat:</b>	Pasture, Treed, Views		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	28-12-26-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Soaking Tub		

**Inclusions:** N/A

This beautiful 1,680 sq.ft. modular home, built in 2010 and recently moved onto 4.81-acres in May 2024, offers a blend of modern amenities and country charm. The home features 3 bedrooms, 2 full bathrooms, and a thoughtfully designed layout, including a spacious and open kitchen, living room, dining area, and a bonus family room perfect for relaxing or for the kids. The large laundry room doubles as a mudroom/back entry. The home boasts a luxurious master suite with a walk-in closet, corner shower, and a two-person soaker tub, while the main 4-piece bathroom includes a relaxing soaker tub as well. Recent updates include a new deck, fresh paint, new flooring, as well as a new dishwasher and fridge. The concrete septic tank and underground power are newly installed. Located just 2.5 miles east of Claresholm with easy access via paved roads, the property includes a 48'11" x 34'2" shop, prepped for in-floor heating, and equipped with 220 power. A charming new 3-pole rail fence lines the road, along with two new gates at the entrance. This acreage offers unbeatable value and the perfect opportunity to embrace country living. You can't afford not to take a look at this property.