



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

MLS # A2170251



\$529,000

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

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	28-12-26-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Piling(s)	Utilities:	-
Features:	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 Claesholm 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.