



152082 Range Road 262
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2172937



\$369,000

Division:	Rural Willow Creek No. 26, M.D. of		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile		
Size:	1,014 sq.ft.	Age:	1983 (41 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	5.02 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	15-15-26-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover country living on this 5-acre property east of Parkland, where privacy abounds. The mobile home offers around 1100 square feet of useable living space and features an updated roof installed about a year ago. Vinyl flooring throughout allows for easy care. The spacious 9' x 11' porch is ideal for removing your boots and keeping the interior clean, while the front deck is perfect for barbecues or relaxing in the shade. There are also pilings for a potential second deck off the south entrance. The property includes a 31' x 41' metal-walled shop with two large overhead doors and a sturdy cement floor, making it perfect for storing a big truck or handling mechanical work. Fencing is already in place for livestock, making it an excellent choice for animal lovers. For extra storage, there's an 11' x 18' shed with electrical service. The long driveway positions the property well away from the main road, ensuring privacy and a welcoming country lifestyle. Plus, you'll be just a stone's throw from Twin Valley Reservoir, ideal for camping, boating, or fishing adventures.