



250028 92b Township
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2189205



\$500,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Mobile		
Size:	1,221 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	5.44 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Lawn, Many Trees, Other, Pasture, Treed, Vi		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	13-9-25-W4
Exterior:	Other, Wood Frame	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, Skylight(s), Storage		

Inclusions: Wood stove. remaining firewood, radial arm saw, wood box, workbench, riding mower and green John Deere wagon, rear tine rototiller, new red metal, trim, screws for studio shed, black stock feeders, all wooden livestock feeders, 3 wheel barrow planters, spare fence posts.

This wonderfully maintained acreage property features enclosures for animals, shed storage, garage space, mountain views, and a lovingly curated interior all within a half hour's drive of both Lethbridge and Fort Macleod. Step inside and you'll enter into a bright living room which leads seamlessly into the eat-in kitchen with a central island, skylight, French doors which exit onto the rear deck, and plenty of cupboard storage. On one side of the home, the primary bedroom can be found which includes a four-piece ensuite bath and a walk-in closet. Another bedroom at the opposite end of the home with a second four-piece bath nearby makes a perfect space for guests. Outdoors, a double garage, multiple sheds, garden areas complete with perennial flowers, fruit trees, and predator-protected animal enclosures with space to roam can be found surrounded by stunning prairie views. If a gorgeous property perfect for animal lovers and hobbyists of all sorts sounds like the spot you've been waiting for, give your REALTOR® a call and book a showing today!