



143080 RR273
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2197151



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,340 sq.ft.	Age:	1917 (108 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	5.66 Acres		
Lot Feat:	Lawn, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	21-14-27-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher, gas stove, fridge, washer, dryer, 2 freezers in garage, Garage controls (as is)

Nestled on just under 6 acres, this charming farmhouse offers the perfect blend of comfort and functionality, making it an ideal rural retreat. The property features 2 bedrooms and 1 bathroom, with updates that include a renovated deck, roof, some windows, shingles, some fresh paint, and updated vinyl flooring. Upon entering the home, you are greeted by a spacious entryway and mudroom, leading into a bright, expansive kitchen. The kitchen is outfitted with oak cabinetry and generous counter space, providing the perfect setting for preparing meals and entertaining guests. The large living room, complete with hardwood floors and a cozy corner gas fireplace, creates a warm and inviting atmosphere. South-facing picture windows flood the room with natural light, offering the potential for a formal dining area. Adjacent to the living room is an office area, ideal for a quiet space to work or study. The main floor features updated vinyl flooring in some areas, paired with beautiful reclaimed hardwood in others. The primary bedroom stands out with its hardwood floors and a dream closet with custom built-ins. The renovated bathroom includes a vanity and a large corner tub/shower combo, offering a relaxing retreat. A convenient main-floor laundry is located within the bathroom for added functionality. Some of the upper floor has been recently painted, and some new vinyl flooring has been added. This level includes a cozy sitting room with stunning views, perfect for use as a sanctuary, library, or playroom, along with an additional bedroom. The property also boasts an expansive Quonset building, equipped with running water and electricity, providing ample space for livestock, storing toys, a tractor, large trucks, or a workshop. A detached double garage enhances the property's functionality, while the fenced area is perfect for livestock, with additional room for cross-fencing and a water

supply for animals. Located with easy access to Hwy 2, this property combines convenience and seclusion. One of the standout features of the property is the historic Stavely schoolhouse located on the grounds. This unique structure holds endless possibilities for transformation into a guest house, man cave, or any number of creative spaces. With a combination of modern updates, spacious outbuildings, and a historic structure, this property presents a rare and versatile opportunity..