



**140045 Range Road 265**  
**Rural Willow Creek No. 26, M.D. of, Alberta**

**MLS # A2201686**



**\$679,999**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 1,336 sq.ft.                     | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 2                                | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached           |               |                   |
| <b>Lot Size:</b> | 9.37 Acres                       |               |                   |
| <b>Lot Feat:</b> | Other, Private, Treed            |               |                   |

**Heating:** Forced Air

**Water:** Well

**Floors:** Carpet, Linoleum

**Sewer:** Lagoon

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** 5-14-26-W4

**Exterior:** Wood Frame

**Zoning:** RG

**Foundation:** Wood

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Peaceful Country Living on 9+ Acres &ndash; Just Minutes from Stavelly! Looking for the perfect country escape? This beautifully treed 9+ acre property offers privacy, open space, and convenience, located just east of Stavelly on mostly paved roads. As you arrive, you'll be welcomed by a well-established yard with mature trees, providing a peaceful retreat. The home, built in the early 1980s, is warm and inviting, featuring an open-concept design ideal for family living. A spacious entryway includes a convenient laundry area and direct access to the attached garage. The kitchen is a true gathering space, with an island, ample cabinetry, and built-in china cabinets in the dining room. From here, step out onto your expansive east-facing patio&mdash;perfect for enjoying morning coffee while watching the sunrise. The spacious living room is bathed in natural light from the large west-facing picture window, offering the glow from our famous sunsets. The main floor also features two bedrooms, including a generous primary bedroom with a large closet, conveniently located across from the 5-piece bathroom. Downstairs, the fully developed basement offers incredible space for family and entertaining. Cozy up by the natural stone fireplace in the large family room, or enjoy the additional rec area, flex room with closet, 3-piece bathroom, cold room, and abundant storage. There's even room to add another bedroom if needed! Outside, this property truly shines. A 22x30 workshop with 9x13 extra storage, turnout for animals, a garden area, and plenty of space to enjoy the outdoors make this a dream for hobby farmers or those simply craving a peaceful lifestyle. Just 10 minutes away, Stavelly is a charming small town with a big heart, offering a K-6 school, ice rink, outdoor riding arena, golf course, vibrant community events and so much more. If you're searching

for a private rural retreat with easy access to town amenities, this is the one! Don't miss this rare opportunity—schedule your private showing today!