

**142043B RR254**  
**Rural Willow Creek No. 26, M.D. of, Alberta**
**MLS # A2232515**

**\$479,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,206 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	6.00 Acres		
<b>Lot Feat:</b>	Cleared, Few Trees, Garden, Lawn, Level, Private, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	16-14-25-W4
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** All furniture and household items

Just over an hour south of Calgary, an extraordinary opportunity awaits in MD Willow Creek! Discover this unique 6-acre property, perfect for investors, homesteaders, or anyone dreaming of a peaceful weekend retreat. The property includes an older bungalow and mobile home, both poised for your creative renovations. A significant advantage is the existing infrastructure: electricity, utilities, and a well are already in place, offering a seamless start to your vision. The possibilities here truly are endless! Several outbuildings, including a greenhouse, two outhouses, and a chicken coop, are ready to support hobby farming or a sustainable lifestyle. Whether you envision a personalized homestead, a private RV retreat, or simply unforgettable weekends unplugged, this property can make it a reality. Escape the city's hustle and invest in your own piece of Alberta's scenic countryside!