



265061 A HWY 785  
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2314689



**\$719,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,476 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Gravel Driveway		
<b>Lot Size:</b>	11.64 Acres		
<b>Lot Feat:</b>	Farm, Landscaped, Pasture, Private, See Remarks, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Private, See Remarks, Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	18-9-26-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RG/Rural General
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	See Remarks		

**Inclusions:** 2 beds, Couch, various tools etc

Welcome to your turn-key, 11.64-acre hobby farm paradise located just ~10 km from Fort Macleod on fully paved roads! Perfectly set up and ready for your agricultural dreams, this beautifully cross-fenced property features an abundance of water and complete homestead infrastructure tailored for goats, sheep, ducks, chickens, or horses. Outbuildings include a small barn, chicken coop, goat shelter, horse shelter, and a detached double garage. As a massive bonus, various essential acreage tools and maintenance equipment are included to make your transition seamless. The charming 1950s bungalow offers a comfortable, bright layout with 3 bedrooms, 2 bathrooms, a clean country kitchen with a scenic bay window, a practical crawl-space basement, and a spacious front deck boasting wide-open prairie views. Avoid the gravel dust and embrace true country living with zero compromise on accessibility. Call your favorite Realtor for a private viewing today!