



145001A Range Road 265
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2321371



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,579 sq.ft.	Age:	1940 (86 yrs old)
Beds:	4	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	4.99 Acres		
Lot Feat:	Lawn, Many Trees, Private, Rectangular Lot, See Remarks, Views		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home, Pantry		

Inclusions: n/a

Amazing Acreage Living on 4.99 Acres! This beautifully updated 4-bedroom home offers the perfect blend of comfort, functionality, and country charm. Freshly painted throughout, the home features a stunning gourmet kitchen with high-end finishes and an inviting living room with elegant coffered ceilings. Major recent upgrades include a brand-new furnace, hot water tank, and a complete water system overhaul within the past year, featuring reverse osmosis, UV filtration, and updated cisterns for added peace of mind. Step outside and enjoy everything this exceptional property has to offer. The fully fenced and cross-fenced acreage includes a stock waterer, making it ideal for horses or hobby farming. The barn features three stalls, a finished office on the lower level, and partially completed living quarters above with excellent future potential. A 39' x 31' shop with a 14-foot overhead door provides ample space for equipment, storage, and projects, while an additional insulated detached bonus room awaits your finishing touches. Whether you're looking for room to grow, space for animals, or simply a peaceful rural lifestyle, this well-maintained property delivers the best of acreage living.