

# \$575,000 - 143080 Rr273, Rural Willow Creek No. 26, M.D. of

MLS® #A2197151

**\$575,000**

2 Bedroom, 1.00 Bathroom, 1,340 sqft  
Residential on 5.66 Acres

NONE, Rural Willow Creek No. 26, M.D. of, Alberta

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..

Built in 1917

### **Essential Information**

MLS® #	A2197151
Price	\$575,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,340
Acres	5.66
Year Built	1917
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	143080 Rr273
Subdivision	NONE
City	Rural Willow Creek No. 26, M.D. of
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1Z0

### **Amenities**

Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Lawn, Treed
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	28
Zoning	RG

### **Listing Details**

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE (CLARESHOLM)

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