

# \$2,150,000 - 262071 Twp Rd 142, Rural Willow Creek No. 26, M.D. of

MLS® #A2232543

**\$2,150,000**

2 Bedroom, 2.00 Bathroom, 1,407 sqft  
Agri-Business on 156.00 Acres

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

Amazing 156 acre Cattle or animal operation east of Stavely, AB. Everything is ready to go and self-sufficient. Excellent out buildings as you can see in the photos, good corral system, barn with stalls and hay loft. Shop and many other out buildings all in good condition. Cross fenced and separate fenced area with good grass for haying. Has its own well and seasonal creek. Property is close to Clear lake which offers fun recreational activities and fishing with campground. Sit back and enjoy the beautiful 3 bedroom log cabin with walk-out basement and decks with a view of the Rocky Mountains. This property has easy access from a paved county road.

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2232543      |
| Price          | \$2,150,000   |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,407         |
| Acres          | 156.00        |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |



|        |                   |
|--------|-------------------|
| Style  | 1 and Half Storey |
| Status | Active            |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 262071 Twp Rd 142                  |
| Subdivision | NONE                               |
| City        | Rural Willow Creek No. 26, M.D. of |
| County      | Willow Creek No. 26, M.D. of       |
| Province    | Alberta                            |
| Postal Code | T0L1Z0                             |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Parking Spaces | 3                                                                      |
| Parking        | Additional Parking, Off Street, RV Access/Parking, Aggregate, Driveway |
| Waterfront     | See Remarks                                                            |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s), Walk-In Closet(s), Tankless Hot Water |
| Appliances        | Dryer, Refrigerator, Washer, Window Coverings, Stove(s)   |
| Heating           | In Floor, Other, Pellet Stove, Propane, Wood Stove, Wood  |
| Has Basement      | Yes                                                       |
| Basement          | Full, Walk-Out, Partially Finished                        |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Private Yard, Storage, Garden                                                                |
| Lot Description   | Landscaped, Lawn, Private, Corner Lot, Creek/River/Stream/Pond, Few Trees, Pasture, Seasonal Water, Yard Lights |
| Roof              | Metal                                                                                                           |
| Construction      | Log, Other                                                                                                      |
| Foundation        | Poured Concrete, Combination                                                                                    |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | June 19th, 2025           |
| Days on Market | 101                       |
| Zoning         | Agricultural, occupied re |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | ROYAL LEPAGE SOUTH COUNTRY - Taber |
|----------------|------------------------------------|

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