

# \$650,000 - 153009 Rr 274, Rural Willow Creek No. 26, M.D. of

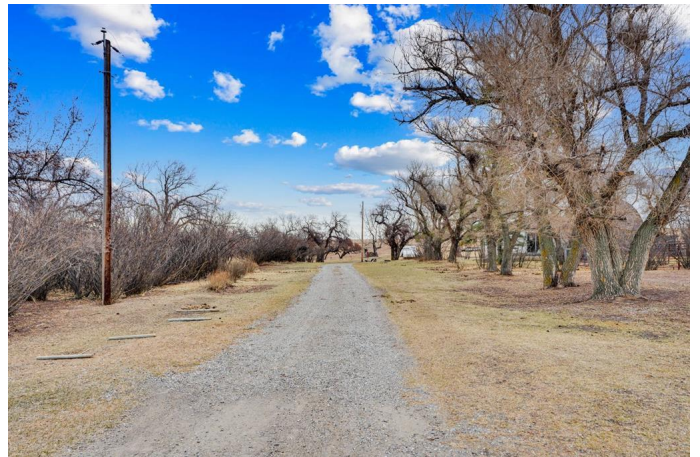
MLS® #A2269826

**\$650,000**

2 Bedroom, 1.00 Bathroom, 773 sqft  
Residential on 5.00 Acres

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

This homestead residence is 774 SF, is nestled on a generous 5-acre parcel of prime land. The home is a true fixer-upper, presenting an opportunity for repairs and renovations to restore its original charm. It is sold "AS IS WHERE IS". It has never been offered for sale, making it a unique chance for buyers seeking a property with historic character and potential. There are services to the home but not hooked up, with a gas meter already installed. Electrical wiring throughout the house is copper and the main breaker shut off for the entire property is at the power pole. The house is serviced by a concrete septic tank and a greywater field. The well is poly-lined, 80 ft deep, and according to Alberta well records, sits on an aquifer, indicating a reliable water source; however, the gallons per minute are unknown. Exterior construction features quarter logs of Douglas Fir with a poured concrete basement. Front of the property has a wood fence (2023), constructed with page wire and 12-inch cedar posts. The large barn is a Dutch-style gothic arch structure, measuring 32 ft by 64 ft, with a main floor of approximately 2,000 SF (including both lean-tos) and a loft measuring 32 ft by 30 ft (960 square feet). The barn is cable-suspended, with cables supporting the walls in all directions. The concrete floor was poured in 1950. The barn and lean-to includes



lighting & electricity. The barn's roof was replaced in 2021. Horse enthusiasts will appreciate this large barn that leads to the covered horse lean-to (2022) with heavy duty rubber mats, a large fenced paddock with an outdoor electrical outlet. The opposite side of the barn offers a lean-to (2024) for hay storage, etc. There is a dedicated 60-ft round pen (2025) w/sand, perfect for training and exercising horses, and approx. 2-3 acres of grazing land. The entire property is fenced with four strands of barbed wire and wood posts and is cross-fenced with numerous gates.. New gravel to the driveway (2023). 30 plus mature trees envelop the property, ensuring privacy and providing shade (oak, apple, elm, poplar, spruce), numerous shrubs, along with mature lilacs. The property boasts an abundance of wildlife, including owls, geese (which nest annually), fox, deer, eagles with nests, red-tailed hawks, and offers scenic views of the mountains. No neighbours on all 4 sides ensure this property remains serene and private. This 5 acre parcel is a Prime Location, ideally situated north of Parkland, 8 mins south of Nanton, 45 minutes from Calgary, just a short drive from the communities of Nanton and Stavely. Enjoy easy access to amenities, schools and local services without sacrificing the benefits of rural living.

## Essential Information

MLS® #	A2269826
Price	\$650,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	773
Acres	5.00
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	153009 Rr 274
Subdivision	NONE
City	Rural Willow Creek No. 26, M.D. of
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

### Amenities

Parking	Parking Pad
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### Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

### Exterior

Exterior Features	Other
Lot Description	Fruit Trees/Shrub(s), No Neighbours Behind, Other, Private, See Remarks, Pasture
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	November 8th, 2025
Zoning	AGR

### Listing Details

Listing Office	TREC The Real Estate Company
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