

\$728,000 - 124041 A&b Range Road 280 Road, Rural Willow

MLS® #A1029345

\$728,000

3 Bedroom, 3.00 Bathroom, 1,722 sqft
Residential on 160 Acres

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

Wonderfully peaceful location near the foot of the Porcupine Hills just a few minutes west of Claresholm with two very nice, modern residences. Built on a hill, views are tremendous in all directions and, at the end of the road, you will seldom hear a vehicle! The main house is a 1722 sq ft 1992 modular home on a full basement while the second home is a 2004 manufactured home with 1520 sq ft. The yard features a 40x60 steel clad quonset with a big truckers door and the pasture has a heated water bowl for the horses. Loads of character on this quarter with a large dugout and several sloughs teeming with waterfowl in among the pastures of both tame and native grass. A perfect place to raise kids in the country that can be shared with two households, to use one as a revenue property, or simply move the mobile off and replace with a shop or whatever. The grass is in great shape and shows no sign of abuse so lots of room for livestock as well. Rare to have a property with two houses in such great shape so better have a look at this one for sure!

Built in 1993

Essential Information

MLS® #	A1029345
Price	\$728,000
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,722
Acres	160.00
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Modular Home, Single Wide Mobile Home
Status	Active

Community Information

Address	124041 A&b Range Road 280 Road
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

Utilities	Electricity Paid For, Electricity Connected, Heating Paid For, Natural Gas Paid, Phone Paid For
Parking Spaces	6
Parking	Additional Parking, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Range Hood, Washer
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Has Basement	Yes
Basement	Full, Unfinished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Exterior

Exterior Features	Dog Run, Fire Pit
Lot Description	Lawn, No Neighbours Behind, Gentle Sloping, Native Plants, Pasture,

	Private, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

School Information

District	Livingstone Range School Division No. 68
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Additional Information

Date Listed	September 1st, 2020
Days on Market	232
Zoning	AG

Listing Details

Listing Office	MAXWELL CAPITAL REALTY
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