

\$380,000 - 161059 Range Road 274, Rural Willow Creek No. 26, M.D. of

MLS® #A2263782

\$380,000

2 Bedroom, 1.00 Bathroom, 915 sqft
Residential on 3.36 Acres

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

This charming 915 sq. ft. two-bedroom bungalow offers peaceful country living just five miles from Nanton, with four miles of pavement and only one mile of gravel road. Nestled on 3.36 acres, the property is surrounded by a mature shelterbelt on the north and west sides, providing privacy and protection, while open farm fields stretch to the east for beautiful sunrise views. The home features main floor laundry, warm fir floors (also under lino), updated wiring and plumbing, a 15-year-old furnace, and a brand-new hot water tank installed in 2024. The 40-year shingles, added in 2008, ensure lasting durability. A spacious 36' x 28' triple-car garage with a metal roof and its own panel box offers ample room for vehicles and hobbies. Additional outbuildings include a 10' x 20' powered shed, a 12' x 16' shed that once served as the original homestead, and other sundry storage buildings providing plenty of space for tools, equipment, or creative projects. A peaceful rural setting this acreage combines comfort, character, and convenience.

Built in 1941

Essential Information

MLS® # A2263782



Price	\$380,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	915
Acres	3.36
Year Built	1941
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	161059 Range Road 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 1R0

Amenities

Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	Wood Windows
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Landscaped, Lawn, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	1
Zoning	CRES

Listing Details

Listing Office	Lively Realty Ltd.
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