

# **\$799,900 - 291062 Twp Rd 164, Rural Willow Creek No. 26, M.D. of**

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MLS® #A2212933

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,440 sqft  
Residential on 9.17 Acres

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

9.17 +- acres just north and West of Nanton.  
Original homestead with 2 homes. This is the perfect situation with having an income that is steady each month from the currently rented cute as a button 950.17+- sq ft home!! OR move in the parents , the newly Weds..., home office or business, you name it !! Its an open book for you to do what you like.. but again... TWO homes!! Main house some upgrades approx 8 years ago, but still in need of some finishing work. Windows need some replacement and care. This home ( main) has a walk out basement and has a ton of space for a large family.. the little house is the cutest !! Sweet 2 bedroom home with attached single garage.. Its just right for a couple or small family . NOTE: the renters will need 90 days notice if the new owners do not want them to stay. Possession can negotiable if not. Real Property Report is not up to date, as the garage on the little house has been added.  
Great location in awesome neighborhood of farmers, ranchers and community minded families. 5 min trip into Nanton to enjoy dinner, grab your groceries or go antique shopping. Love Nantons community!!!! Ask your agent for copy of the measurements for it will show all the room sizes ect on the rental house. Renters are renting the home, plus access to barn and pasture.



Built in 1979

### Essential Information

MLS® #	A2212933
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,440
Acres	9.17
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	291062 Twp Rd 164
Subdivision	NONE
City	Rural Willow Creek No. 26, M.D. of
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1R0

### Amenities

Parking Spaces	6
Parking	Oversized, Single Garage Attached, Additional Parking
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan
Appliances	Dishwasher, Electric Range, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Pasture, Farm, Gentle Sloping
Roof	Metal
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	8
Zoning	CR

**Listing Details**

Listing Office	Century 21 Foothills Real Estate
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