

# **\$624,900 - 282013 Hwy 533, Rural Willow Creek No. 26, M.D. of**

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MLS® #A2253668

**\$624,900**

3 Bedroom, 2.00 Bathroom, 1,191 sqft  
Residential on 12.41 Acres

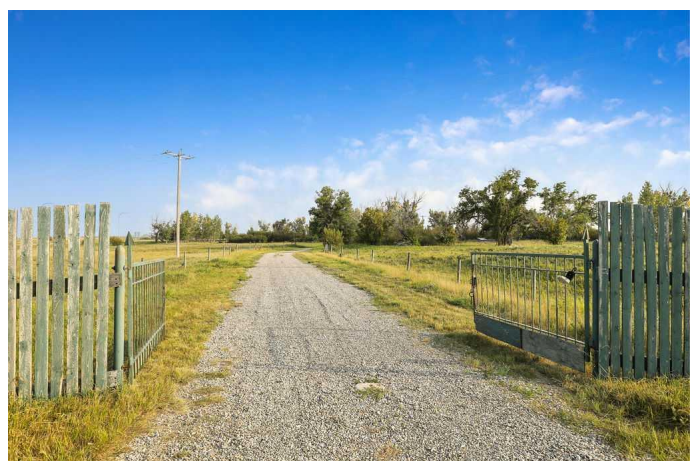
NONE, Rural Willow Creek No. 26, M.D. of, Alberta

Great opportunity to own a house and 12.41 Acres right on the South end of Nanton. This property is sandwiched between Hwy 2 North and South bound, resulting in great HWY exposure!! NUF (Nanton Urban Fringe) zoning comes with an interesting list of potential possibilities. The house is 1191sqft with 3 bedrooms(2 up and 1 down). There are 2 bathrooms, main level laundry, a massive front entry, large kitchen/dining area and the home has great living/family space. The basement is pretty much developed and just needs some flooring. There is lots of storage and a cold room as well. The yard and property is a beautiful space, with a deck, patio, garden space and a couple of great out buildings. A single detached garage(14'x22') A work shop/garage(16'x32') and a shed/animal pen attached to the workshop/garage(14'x32') This is a chance to own a piece of property that hasn't been on the market since the 70's. Come and see if this little gem is right for you!!

Built in 1977

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2253668  |
| Price     | \$624,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 2                                |
| Square Footage | 1,191                            |
| Acres          | 12.41                            |
| Year Built     | 1977                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                                    |
|-------------|------------------------------------|
| Address     | 282013 Hwy 533                     |
| 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      | Off Street, Driveway, Gravel Driveway, Single Garage Detached |
| # of Garages | 1                                                             |

### **Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Open Floorplan, Storage, Vinyl Windows                            |
| Appliances        | Dishwasher, Gas Stove, Range Hood, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Full, Partially Finished                                          |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Private Yard, Storage, Garden |
| Lot Description   | Level, Treed                  |
| Roof              | Asphalt Shingle               |
| Construction      | Stucco                        |
| Foundation        | Poured Concrete, Block        |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 7                    |

Zoning

NUF

Listing Details

Listing Office

Century 21 Foothills Real Estate

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