

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

MLS® #A2253668

\$624,900

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

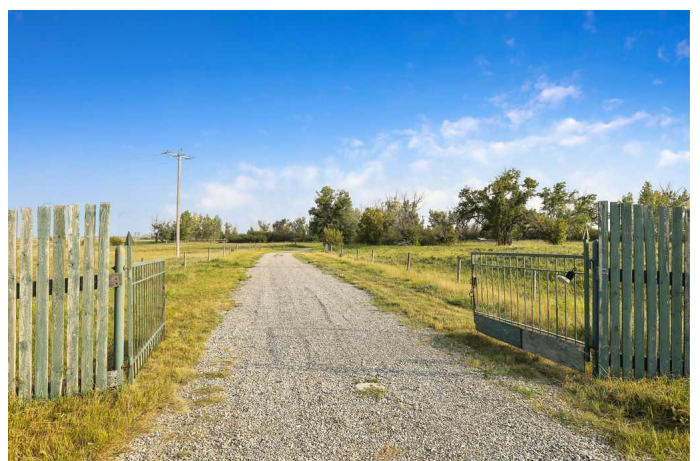
NONE, Rural Willow Creek No. 26, M.D. of, Alberta

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	6

Zoning

NUF

Listing Details

Listing Office

Century 21 Foothills Real Estate

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