

\$645,000 - 264034 Twp Rd 144, Stavely

MLS® #A2084721

\$645,000

3 Bedroom, 3.00 Bathroom, 1,415 sqft
Residential on 6.50 Acres

NONE, Stavely, Alberta

Property Overview:

Size: 6.5-acre well-maintained property.

Lifestyle: Ideal for a serene farm life with ample space for family and animals.

Bungalow Details (Built in 1987):

Size: Approximately 1415.35 square feet.

Layout: Sunken living room and formal dining area upon entry.

Kitchen: Spacious and connected to a covered porch (boot/coat room).

Convenience: 2 pc bathroom/mudroom near the back entrance and kitchen.

Bedrooms: Master bedroom with walk-in closet and full ensuite, two additional bedrooms, and another full bathroom on the main floor.

Upgrades: Recent updates include fresh paint, new flooring, and updated windows on the main level.

Basement Features:

Accessibility: Outside entrance.

Layout: Large living area, potential for an additional bedroom.

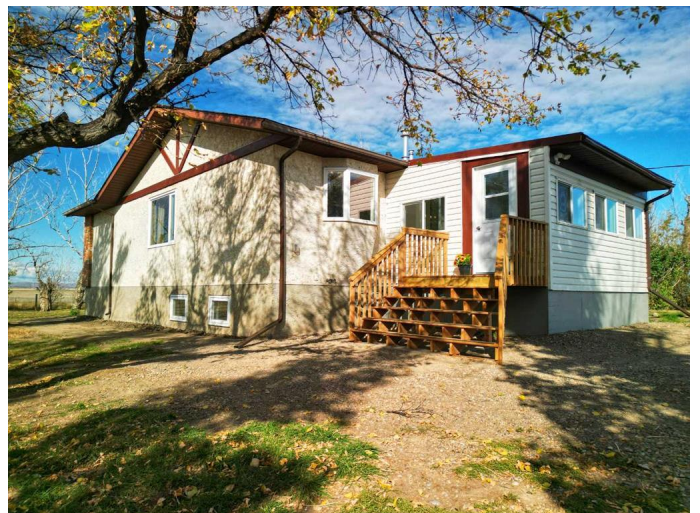
Additional Spaces: Spacious storage area and a laundry room.

Opportunity: Potential for creating a rental suite for extra income.

Property Amenities:

Heated Quonset (Approx. 1868 SQ feet, built in 1980):

Features: Concrete floor, gas, electric



connections, hot and cold water.

Usage: Well-suited for dog boarding or breeding business with intact indoor and outdoor dog pens.

Land: Pasture land available for livestock.

This property offers a comfortable home with recent upgrades, versatile spaces, and amenities catering to a variety of interests, making it an excellent choice for those seeking a peaceful farm life.

Built in 1987

Essential Information

MLS® #	A2084721
Price	\$645,000
Sold Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,415
Acres	6.50
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	264034 Twp Rd 144
Subdivision	NONE
City	Stavely
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1Z0

Amenities

Parking	Triple Garage Detached
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Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Kennel, Other
Lot Description	Back Yard, Dog Run Fenced In, Farm, Few Trees, Front Yard, Level, Pasture, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 2nd, 2023
Date Sold	January 13th, 2024
Days on Market	103
Zoning	Residential
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (CLARESHOLM)
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