

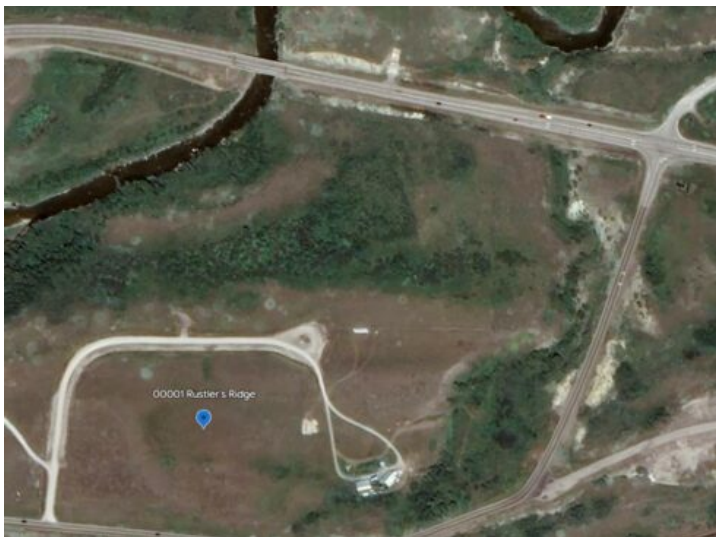


GRASSROOTS
REALTY GROUP

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1 Rustler's Ridge Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2248848



\$315,000

Division: NONE

Lot Size: 8.80 Acres

Lot Feat: Cleared

By Town: Lundbreck

LLD: 27-7-2-W5

Zoning: CR Vacant

Water: Private, Well

Sewer: None

Utilities: -

If you've been searching for the perfect piece of land, this 8.8-acre property in Rustler's Ridge stands out from the rest. Zoned for residential use, with a well already drilled and electricity available right at the lot line, it offers an ideal setting to build your dream home or a cozy cabin retreat. Unlike many parcels in the area, this lot boasts direct, year-round walking access to the Crowsnest River, thanks to a registered easement—giving you the exclusive convenience of world-class fishing just steps from your door. Enjoy breathtaking panoramic views in every direction, with easy access to skiing, hiking, biking, and golfing, as well as the natural beauty of Lundbreck Falls just to the west. Don't miss your chance to own this slice of paradise. Call your favourite REALTOR® today for more information.