



GRASSROOTS
REALTY GROUP

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1510 Twp Rd 7-4
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2258042



\$695,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,364 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, RV Access/Parking, Single Garage Detached		
Lot Size:	9.00 Acres		
Lot Feat:	Lawn, Level, Many Trees, Pasture, Private		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Co-operative
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	30-7-1-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: Sea Can

Discover peace, privacy, and panoramic views on this beautiful 9-acre fully fenced property just minutes from Pincher Creek! This move-in ready 2-bedroom, 2-bathroom bungalow offers comfortable country living with an open-concept floor plan full of natural light and scenic vistas. The cozy living room features a wood-burning stove, while the spacious primary bedroom includes French doors opening onto the patio. The home has been meticulously maintained with updated shingles and new skirting, and the MD-maintained road ensures year-round access. Enjoy incredible value with multiple outbuildings, including a double attached heated garage, detached single garage, and a separate insulated workshop—plus an insulated "hot room" that could be converted into a cold room, office, or hobby space. With room for animals, a fire pit area, and beautiful trees lining the lot, this property is ideal for those seeking a rural lifestyle without sacrificing comfort or convenience. Call today to book your showing and experience the charm of country living!