



**GRASSROOTS**  
REALTY GROUP

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**73 TWP Road**  
**Rural Pincher Creek No. 9, M.D. of, Alberta**

**MLS # A2266155**



**\$149,900**

**Division:** NONE

**Lot Size:** 2.69 Acres

**Lot Feat:** Backs on to Park/Green Space, Gentle Sloping, Native Plants, Private, R

**By Town:** Cowley

**LLD:** -

**Zoning:** AG

**Water:** See Remarks, Well

**Sewer:** -

**Utilities:** -

This nice little piece of land is adjacent to the 4.55+- acres up for sale with home and buildings. (A2266118) Good combo if you prefer or purchase an affordable piece of land and build a nice little recreational home/cabin on it ! Views and privacy tucked up on some nice rolling ground. ( walk out potential ) Property has a well that also is joined by a huge cistern that was the original Cowley water system. Use it to your advantage. No reports on water but with general info , assuming good water flow. Located just south of Cowley and west of Pincher Creek this sweet little parcel awaits your ideas. Convenient from HWY # 3 to head west to the mountains or head east to a Pincher or onward to Lethbridge. Very quick trip to the border as well if your needing to head south ! Very well located. Call for additional info.