



GRASSROOTS
REALTY GROUP

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7404 RGE RD 3-0
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2267487



\$749,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,550 sq.ft.	Age:	-
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	9.76 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lawn, Low Maintenance La		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	25-7-3-W5
Exterior:	Wood Frame	Zoning:	A
Foundation:	Block, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Beamed Ceilings, Built-in Features, Kitchen Island, Natural Woodwork, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Check out this story book property a short 2.2 km north of the #3 Highway on North Burmis Road! 9.76 acres tucked into the rolling hill landscape with stunning views in every direction. A cozy 1500 sq. ft., 3 bedroom home with numerous upgrades, petite guest cabin, double detached garage, chicken coop, assorted small scale poultry facilities, old barn, sheds, greenhouse, lean-to and open front hay storage shed complement this property. This acreage is fenced and cross-fenced and currently set up for horses, but any of your critters will feel very at home here. This property has been home to generations of a local pioneer ranching family and lovingly maintained and enjoyed. Recent upgrades include a new septic tank and field, hot water tank, upgraded electrical panel, wiring, plumbing, new metal roof and new flooring. About half of the windows in the home have also been replaced. This home is bright and comfortable and would make an ideal hobby farm retreat with its variety of outbuildings and location, a very short distance beyond the pavement on North Burmis Road.