



**GRASSROOTS**  
REALTY GROUP

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4417 Range Road 30-1  
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2109224



**\$420,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	655 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	2.06 Acres		
Lot Feat:	Triangular Lot, Private, Secluded, Treed, Views		

Heating:	Baseboard, Electric, Fireplace Insert	Water:	Cistern, Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Partial	LLD:	26-4-30-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential - Agricultura
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Tankless Hot Water		

Inclusions: N/A

If you have been looking for a little piece of paradise in a very quiet location with beautiful mountain views, this acreage is it! With a two-bedroom cabin on just over 2 acres, it is the perfect place to get away from it all. The cabin has been fully renovated, complete with reclaimed fir finishings from the original exterior. It has everything you need &ndash; in addition to the two bedrooms, there is an open-concept living room & full kitchen with island, and a three-piece bathroom with hot water on demand. The living room also comes with an electric fireplace to add some ambience & extra warmth. There has recently been water piped to the house from an existing well - all that&rsquo;s left for you to do is have it connected. The current owners haul water to fill the 300-gallon cistern located in the mechanical room under the cabin. Additional storage can be found in multiple out buildings including a 14&rsquo; x 22&rsquo;6&rdquo; shed. The property is ideal for rentals or inviting friends out to camp, with multiple trailer spots, a firepit area, new outhouse, and an RV septic drain. Whether you are watching migrating birds or the abundance of wildlife, on a hunting excursion, fishing at nearby Butcher Lake, hiking 20 minutes away at either Waterton National Park or Castle Provincial Park, or simply stargazing at night, this peaceful acreage has what you&rsquo;re looking for. Call your favourite Realtor to see it today!