



**5512 Range Road 29-0  
Pincher Creek, Alberta**

**MLS # A2128280**



**\$739,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,382 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	4.97 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Pasture, Treed		

<b>Heating:</b>	Forced Air, Natural Gas, Pellet Stove	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	36-5-29-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Prepar
<b>Features:</b>	Kitchen Island, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Paddle boat, air compressor

Here is an acreage that will appeal to the whole family! Whether you are looking for a horse property, hobby farm, homesteading or small business opportunity, or just a place to call home with room for everyone and all your toys and some critters. The 3 bedroom home has an updated kitchen, new flooring on the main level, large mudroom with laundry and good size family room. The dining room leads to an amazing deck to relax with your morning coffee as the sun peeks up over the horizon. With a triple garage and an unbelievable 53' x 82' shop, the storage options are endless. Also on the property is a 43' x 22' barn for those critters we talked about! There are paddocks fenced off for them as well. And don't forget about the pond with a cute little paddle boat for the kids.