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5512 Hwy #6 Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2135740



\$695,000

NONE

Residential/House Type: Style: 2 Storey, Acreage with Residence Size: 1,604 sq.ft. Age: **Beds:** Baths: 2 Garage: Double Garage Detached, Quad or More Detached, RV Access/Parking, Sing Lot Size: 5.14 Acres Lot Feat: Lawn, No Neighbours Behind, Many Trees

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Private, Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	35-5-30-W4
Exterior:	Stucco	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-

Division:

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home

Inclusions: Chest Freezer, Gas Fireplace, Free Standing Wood Pantry, Murphy Bed, Dodge Flat Deck Truck

Aside from the gorgeous mountain views, this property has something for everyone - whether a beautiful character home is your dream, you would love to have a barn and land for a horse or two, or a great shop is a must have, this one has it all. The 5.14 acre parcel is located just minutes from Pincher Creek directly off highway #6. The three-bedroom, two-bathroom Eaton's catalogue home was built in the early 1900s & still has the hardwood floors and stained glass windows. The original sliding doors are in place to close the parlour off from the kitchen & dining room, and there is a beautiful gas fireplace in the corner of the dining room. It is obvious the home has been very well maintained & loved over the years. There is even a fenced yard around the house to keep the kids & dogs safe. The barn has room for your animals on the main level, and a full loft with dormer windows, spray foam insulation, power, and a pellet stove for heat - this space has so much potential. There is a 40' X 60' shop with concrete floor, spray foam insulation and radiant heat. If you don't want to use it for vehicles or toys, it would make a great pickleball court with room to spare! Use the heated shop for pickleball & still have tons of room to park your vehicles in the double garage, single garage (both with concrete floors & power), or in the cold storage shop - there are so many great buildings on this acreage. The property has two wells, both connected to the house, a new hot water tank, and a new septic field. The furnace, central air conditioning, and shingles were replaced in 2012. If you've been looking for an acreage to call home, this could be it. Call your favourite realtor to see it today!