



2314 Twp Rd 6-5
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2143866



\$525,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Single Wide Mobile Home		
Size:	1,088 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	3.35 Acres		
Lot Feat:	Lawn, Level, Pasture, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	28-6-2-W5
Exterior:	Vinyl Siding	Zoning:	GCR
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: riding lawn mower, snow blower, irrigation equipment - approx. 400 ft of hoses plus sprinkler, warn winch & controls for pulley system in garage, outside wooden garbage bin, wooden picnic table, load of logs for firewood, fence posts

Priced to sell! This 3.35 acre parcel has it all! Totally set up for horses - includes a small barn with hay storage and a locked tack room, cross-fenced to rotate pastures, irrigation system in place, good fencing and great grass! Well maintained 2008 SRI mobile home with 3 bedrooms, large sunny open concept kitchen, dining and living room. Two bathrooms - 4 pc. main bathroom and 2 piece ensuite off master bedroom, plus brand new enclosed deck! Huge 36 x 24 ft garage with a chain lift powered by a warn winch in the ceiling (great set-up for hunters plus a locked gun room), large workshop area, heated by woodstove (no WETT inspection). Garden shed and wooden garbage bin included. Garden area has posts around perimeter but needs wire mesh. Nicely landscaped front yard with fire pit. Even includes a truck load of logs for firewood! Close proximity to many recreational areas such as Lee Lake, Old Man River, Castle Mountain skihiil, etc. Great location - approximately 15 minute drive west to the Crowsnest Pass or the same distance east to Pincher Creek. Totally ready to move-in condition!