



**GRASSROOTS**  
REALTY GROUP

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**6 Rustler's Ridge**  
**Rural Pincher Creek No. 9, M.D. of, Alberta**

**MLS # A2203372**



**\$525,000**

**Division:** NONE

**Lot Size:** 13.05 Acres

**Lot Feat:** -

**By Town:** Lundbreck

**LLD:** 27-7-2-W5

**Zoning:** GCR

**Water:** See Remarks

**Sewer:** -

**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

RIVERFRONT on the World Famous Crowsnest River!! This 13 acre parcel is one of the very few properties boasting easy access to the river. Just below Lundbreck Falls with easy access from Hwy 3, this property is prime!! There are building sites on the property, views are stunning from every direction - and you can walk down to some of the best fishing in Alberta! There is power to the property line. A well has been drilled, but not tested. Road access right to the property and there is an approach started as well. This property is close to Castle Mountain, The Crowsnest Pass...and The Oldman Brewery!! Lots more to offer in the area. If you're thinking you want some place on the river...THIS IS IT! Talk to your favourite realtor and check it out!!