# \$950,000 - 29320 Twp Rd 7-0, Rural Pincher Creek No. 9, M.D. of

MLS® #A2229762

## \$950,000

2 Bedroom, 1.00 Bathroom, 1,779 sqft Residential on 32.00 Acres

NONE, Rural Pincher Creek No. 9, M.D. of, Alberta

Welcome to the MD of Pincher Creek where you will find this beautiful 32 acre Pincher Creek front property located just minutes east of town. The 100 year old farmhouse offers abundant character from the wood beams in the living room to the hardwood floor and original window & door trim. The natural gas fireplace located in the open dining/living room has a red stone front that was sourced from Red Rock Canyon in Waterton. The country kitchen is warm and inviting compliments of the wood burning stove. There is a 4 piece bathroom/laundry on the main floor along with the primary bedroom. The front entry sun room with southern exposure is the perfect place to relax with a book and to start and grow garden veg and flowers. The upper level offers 1 bedroom and a small family room that could be a third bedroom. Private and tucked out of the wind this 32 acre parcel offers plenty of possibilities for agriculture, animals or just for private enjoyment. Plenty of room for friends and family to visit with their RV's. The 58'X38' shop with 2 overhead doors offers multiple possibilities as well. The gas line and water line are adjacent to the shop and can easily be connected. Close to town, minimal distance on gravel, creek and privacy. What more could you ask for in a country property!







#### **Essential Information**

MLS® # A2229762 Price \$950,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 1,779
Acres 32.00
Year Built 1925

Type Residential Sub-Type Detached

Style 1 and Half Storey, Acreage with Residence

Status Active

# **Community Information**

Address 29320 Twp Rd 7-0

Subdivision NONE

City Rural Pincher Creek No. 9, M.D. of

County Pincher Creek No. 9, M.D. of

Province Alberta
Postal Code T0K 1W0

### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Phone Available, Sewer

Connected, Water Connected, Satellite Internet Available

Parking Spaces 10

Parking Front Drive, Gravel Driveway, Off Street, Multiple Driveways

Waterfront Creek, See Remarks

### Interior

Interior Features Central Vacuum, Kitchen Island, Storage, Wood Windows
Appliances Gas Stove, Refrigerator, Washer/Dryer, Gas Water Heater
Heating Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove

Cooling None

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, See Remarks, Stone

Has Basement Yes

Basement Partial, Unfinished

#### **Exterior**

Exterior Features Fire Pit, Garden, Private Entrance, Private Yard

Lot Description Creek/River/Stream/Pond, Garden, Private, See Remarks, Views

Roof Metal

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed June 9th, 2025

Days on Market 143

Zoning AG

## **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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