

# \$2,350,000 - 9321 Range Road 1-3, Rural Pincher Creek No. 9, M.D. of

MLS® #A2213177

## \$2,350,000

3 Bedroom, 2.00 Bathroom, 1,703 sqft  
Agri-Business on 318.00 Acres

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

Amazing views are just a start to this beautiful 1/2 section of land in the Porcupine Hills. The 1999 modular home sits where the views of the Livingston Range can be enjoyed to the fullest. This 3 bedroom, 2 bath home sits on a developed basement with a separate entrance. The new 32'x48' attached garage has plenty of room and has 2-12'x10' power overhead doors and bright LED lighting. The is also a newly constructed 32'x42' metal clad shop with a 12'x12' overhead door. A three rail fence delineates the driveway to the property. There are fenced paddocks, a corral and water spigot. The pastures are fenced and their is an automatic waterer between the 2 large pastures. The well is 285' and produced 17 GMP at it's last test.

Built in 1999

### Essential Information

MLS® #	A2213177
Price	\$2,350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,703
Acres	318.00
Year Built	1999



Type	Agri-Business
Sub-Type	Agriculture
Style	Modular Home
Status	Active

### **Community Information**

Address	9321 Range Road 1-3
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	Water Connected, Electricity Connected, Natural Gas Connected
Parking Spaces	12
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Bathroom Rough-in, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas, Wood, Wood Stove
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### **Exterior**

Lot Description	Native Plants, Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	4
Zoning	AG

## Listing Details

Listing Office            THE VILLAGER REAL ESTATE CO.

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