



2314 Twp Rd 6-5 Rural Pincher Creek No 9 MD of Alberta

\$525,000

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 skihiill, 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! (id:6769)

Living room 14.00 Ft x 14.75 Ft

Eat in kitchen 13.75 Ft x 14.75 Ft

Primary Bedroom 13.33 Ft x 12.00 Ft

Bedroom 9.83 Ft x 11.50 Ft

Bedroom 9.83 Ft x 9.00 Ft

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
SUTTON GROUP-LETHBRIDGE
CROWSNEST PASS BRANCH



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