

# \$379,000 - 24 Pears Road, Waiparous

MLS® #A2243033

**\$379,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.33 Acres

NONE, Waiparous, Alberta

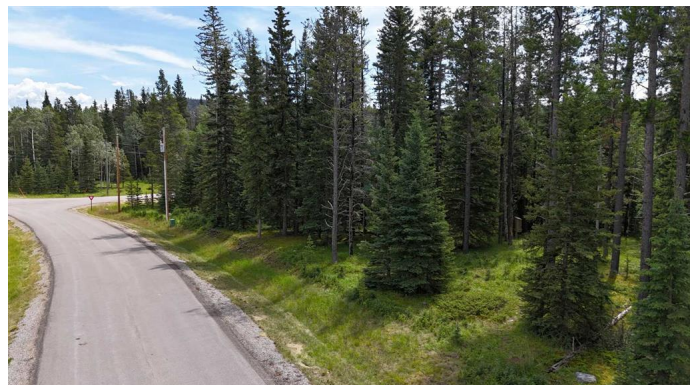
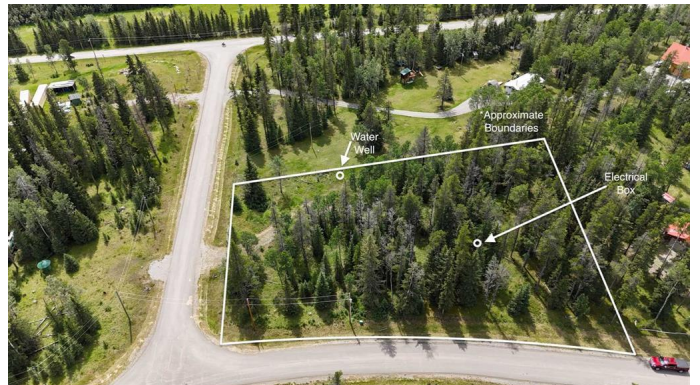
Welcome to 24 Pears Road in Waiparous Alberta. This is a 1.33 acre treed lot is ready for someone to build their dream home here. Located 20 minutes NW of Cochrane and 35 Min NW of Calgary with close proximity to the Ghost Valley, Waiparous Valley and 275 acres of forested provincial crown land with trail systems accessed just up the street from this lot. The property has a power box and water well with 7 plus gpm. Natural gas runs past the property. Ghost river and Ghost River Valley area provide lots of place to explore. Call to view today

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2243033         |
| Price     | \$379,000        |
| Bathrooms | 0.00             |
| Acres     | 1.33             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 24 Pears Road          |
| Subdivision | NONE                   |
| City        | Waiparous              |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T4C 1B7                |



**Amenities**

Utilities                      Electricity Available, Natural Gas Not Paid, Natural Gas Available

**Additional Information**

Date Listed                      July 24th, 2025  
Days on Market                117  
Zoning                              CR-GR

**Listing Details**

Listing Office                      Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.