

\$885,000 - 30217 Twp 5-4, Rural Pincher Creek No. 9, M.D. of

MLS® #A2248418

\$885,000

5 Bedroom, 2.00 Bathroom, 2,028 sqft
Residential on 6.47 Acres

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

Discover the perfect blend of space, comfort, and scenery in this stunning 6.47 acre property boasting panoramic mountain views. With 3,640 sq. ft. of living space, this 5 bedroom, 2 bathroom home offers an abundance of natural light and impressive storage throughout, including generous closet space.

Recent upgrades include new windows, roof, and durable Hardie board siding, ensuring lasting quality and peace of mind. The walk-out basement features large windows that frame spectacular views, allowing you to enjoy the beauty of the outdoors from every level.

For those who value workspace and storage, the property also includes a large 40' x 80' shop, perfect for hobbies, projects, or additional storage needs. A 20-gallon-per-minute well ensures reliable water supply for the home and acreage.

With so much to offer, from its spacious layout to its breathtaking setting, this incredible opportunity won't last long.

Also available to purchase as a package with adjacent Land. See MLS® listing A2248528.



Built in 1993

Essential Information

MLS® #	A2248418
Price	\$885,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,028
Acres	6.47
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	30217 Twp 5-4
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

Parking	Quad or More Detached, Triple Garage Detached
# of Garages	4

Interior

Interior Features	Closet Organizers, Kitchen Island, Built-in Features, Laminate Counters, No Smoking Home, See Remarks, Separate Entrance
Appliances	Dishwasher, Refrigerator, Window Coverings, Electric Cooktop, Oven, Washer/Dryer
Heating	In Floor, Baseboard, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Basement
Has Basement	Yes

Basement	Finished, Full, Walk-Out
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Exterior

Exterior Features	Private Yard, Fire Pit, Garden, Rain Gutters
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Lot Description	Lawn, Farm, Fruit Trees/Shrub(s), Front Yard, Garden, Greenbelt, Gentle Sloping, Many Trees, No Neighbours Behind, Native Plants, Pasture, See Remarks
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Roof	Asphalt Shingle
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Construction	Wood Frame, Cement Fiber Board, Concrete
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Foundation	Wood
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Additional Information

Date Listed	August 13th, 2025
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Days on Market	2
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Zoning	CR
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Listing Details

Listing Office	Real Estate Centre - Fort Macleod
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