

\$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	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	12
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated, RV Access/Parking
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
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	27
Zoning	AG

Listing Details

Listing Office THE VILLAGER REAL ESTATE CO.

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