

# **\$950,000 - 29320 Twp Rd 7-0, Rural Pincher Creek No. 9, M.D. of**

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MLS® #A2229762

**\$950,000**

2 Bedroom, 1.00 Bathroom, 1,779 sqft  
Residential on 32.00 Acres

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

Welcome to the MD of Pincher Creek where you will find this beautiful 32 acre Pincher Creek front property located just minutes east of town. The 100 year old farmhouse offers abundant character from the wood beams in the living room to the hardwood floor and original window & door trim. The natural gas fireplace located in the open dining/living room has a red stone front that was sourced from Red Rock Canyon in Waterton. The country kitchen is warm and inviting compliments of the wood burning stove. There is a 4 piece bathroom/laundry on the main floor along with the primary bedroom. The front entry sun room with southern exposure is the perfect place to relax with a book and to start and grow garden veg and flowers. The upper level offers 1 bedroom and a small family room that could be a third bedroom. Private and tucked out of the wind this 32 acre parcel offers plenty of possibilities for agriculture, animals or just for private enjoyment. Plenty of room for friends and family to visit with their RV's. The 58'X38' shop with 2 overhead doors offers multiple possibilities as well. The gas line and water line are adjacent to the shop and can easily be connected. Close to town, minimal distance on gravel, creek and privacy. What more could you ask for in a country property!

Built in 1925



## Essential Information

MLS® #	A2229762
Price	\$950,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,779
Acres	32.00
Year Built	1925
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

## Community Information

Address	29320 Twp Rd 7-0
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, Phone Available, Satellite Internet Available, Sewer Connected, Water Connected
Parking Spaces	10
Parking	Front Drive, Gravel Driveway, Multiple Driveways, Off Street
Waterfront	See Remarks, Creek

## Interior

Interior Features	Central Vacuum, Kitchen Island, Storage, Wood Windows
Appliances	Gas Stove, Gas Water Heater, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Remarks, Stone
Has Basement	Yes
Basement	Partial, Unfinished

**Exterior**

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Creek/River/Stream/Pond, Garden, Private, See Remarks, Views
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	21
Zoning	AG

**Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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