

**610 Chinook Crescent**  
**Rural Pincher Creek No. 9, M.D. of, Alberta**

**MLS # A2222502**



**\$139,000**

|                  |                              |               |   |
|------------------|------------------------------|---------------|---|
| <b>Division:</b> | NONE                         |               |   |
| <b>Type:</b>     | Residential/Cabin            |               |   |
| <b>Style:</b>    | Cottage/Cabin                |               |   |
| <b>Size:</b>     | 779 sq.ft.                   | <b>Age:</b>   | - |
| <b>Beds:</b>     | 2                            | <b>Baths:</b> | 1 |
| <b>Garage:</b>   | Off Street                   |               |   |
| <b>Lot Size:</b> | 0.14 Acre                    |               |   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space |               |   |

|                    |                                 |                   |              |
|--------------------|---------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Electric, Wood, Wood Stove      | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Ceramic Tile, Hardwood          | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Metal                           | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full, Partially Finished        | <b>LLD:</b>       | 17-7-29-W4   |
| <b>Exterior:</b>   | Wood Siding                     | <b>Zoning:</b>    | CR           |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -            |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |              |

**Inclusions:** n/a

Welcome to Castlevue Ridge Estates, where you can experience the charm of cabin life and unparalleled opportunities for outdoor adventures, including world-class windsurfing! Located just an hour from Lethbridge and two hours from Calgary, the Oldman River Dam could be your weekend escape. If you are passionate about adventure and the great outdoors, this is your chance to embrace it. Please note, lease states this home can not be used as a permanent residence.