

**7404 RGE RD 3-0**  
**Rural Pincher Creek No. 9, M.D. of, Alberta**

**MLS # A2267487**



**\$749,000**

|                  |                                                                             |               |                 |
|------------------|-----------------------------------------------------------------------------|---------------|-----------------|
| <b>Division:</b> | NONE                                                                        |               |                 |
| <b>Type:</b>     | Residential/House                                                           |               |                 |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence                                   |               |                 |
| <b>Size:</b>     | 1,550 sq.ft.                                                                | <b>Age:</b>   | -               |
| <b>Beds:</b>     | 3                                                                           | <b>Baths:</b> | 1 full / 1 half |
| <b>Garage:</b>   | Double Garage Detached, Parking Pad                                         |               |                 |
| <b>Lot Size:</b> | 9.76 Acres                                                                  |               |                 |
| <b>Lot Feat:</b> | Farm, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lawn, Low Maintenance La |               |                 |

|                    |                                                                                                   |                   |                                                      |
|--------------------|---------------------------------------------------------------------------------------------------|-------------------|------------------------------------------------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                             | <b>Water:</b>     | Private, Well                                        |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Vinyl Plank                                                           | <b>Sewer:</b>     | Septic Field, Septic Tank                            |
| <b>Roof:</b>       | Metal                                                                                             | <b>Condo Fee:</b> | -                                                    |
| <b>Basement:</b>   | Partial                                                                                           | <b>LLD:</b>       | 25-7-3-W5                                            |
| <b>Exterior:</b>   | Wood Frame                                                                                        | <b>Zoning:</b>    | A                                                    |
| <b>Foundation:</b> | Block, Poured Concrete                                                                            | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, High S |
| <b>Features:</b>   | Beamed Ceilings, Built-in Features, Kitchen Island, Natural Woodwork, Storage, Vaulted Ceiling(s) |                   |                                                      |

**Inclusions:** N/A

Check out this story book property a short 2.2 km north of the #3 Highway on North Burmis Road! 9.76 acres tucked into the rolling hill landscape with stunning views in every direction. A cozy 1500 sq. ft., 3 bedroom home with numerous upgrades, petite guest cabin, double detached garage, chicken coop, assorted small scale poultry facilities, old barn, sheds, greenhouse, lean-to and open front hay storage shed complement this property. This acreage is fenced and cross-fenced and currently set up for horses, but any of your critters will feel very at home here. This property has been home to generations of a local pioneer ranching family and lovingly maintained and enjoyed. Recent upgrades include a new septic tank and field, hot water tank, upgraded electrical panel, wiring, plumbing, new metal roof and new flooring. About half of the windows in the home have also been replaced. This home is bright and comfortable and would make an ideal hobby farm retreat with its variety of outbuildings and location, a very short distance beyond the pavement on North Burmis Road.