

# \$600,000 - 000 Twp Rd 0-0, Rural Pincher Creek No. 9, M.D. of

MLS® #A2224612

**\$600,000**

2 Bedroom, 2.00 Bathroom, 1,150 sqft  
Residential on 5.09 Acres

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

This charming two-bedroom, two-bathroom home was custom built by Erickson Brothers. Located on 5.09 acres with gorgeous views of both the mountains and the Oldman Reservoir from the wrap around veranda, this property has so much potential - or simply enjoy it exactly as it is - it's up to you! A gas fireplace adds warmth & ambience to the open main level, while a spiral staircase leads up to the sweet loft - we think it would make a great home office. The lower level has separate outdoor access, as does the primary bedroom. The den on the lower level has an egress window that opens under the veranda. Call your favourite REALTOR® to see this great property today.

Built in 1999

## Essential Information

MLS® #	A2224612
Price	\$600,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,150
Acres	5.09
Year Built	1999
Type	Residential



Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### Community Information

Address	000 Twp Rd 0-0
Subdivision	NONE
City	Rural Pincher Creek No. 9, M.D. of
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K0P0

### Amenities

Utilities	Electricity Available, Natural Gas Available
Parking	Off Street

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Separate Entrance
Appliances	Freezer, Refrigerator, Washer/Dryer, Window Coverings, Gas Oven, Gas Stove
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Many Trees, No Neighbours Behind, Views, Cleared
Roof	Metal
Construction	Cedar
Foundation	Wood

### Additional Information

Date Listed	May 31st, 2025
Days on Market	6
Zoning	Country Residential

**Listing Details**

Listing Office                      Grassroots Realty Group

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