

# **\$695,000 - 1510 Twp Rd 7-4, Rural Pincher Creek No. 9, M.D. of**

---

MLS® #A2258042

**\$695,000**

2 Bedroom, 2.00 Bathroom, 1,364 sqft  
Residential on 9.00 Acres

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

Discover peace, privacy, and panoramic views on this beautiful 9-acre fully fenced property just minutes from Pincher Creek! This move-in ready 2-bedroom, 2-bathroom bungalow offers comfortable country living with an open-concept floor plan full of natural light and scenic vistas. The cozy living room features a wood-burning stove, while the spacious primary bedroom includes French doors opening onto the patio. The home has been meticulously maintained with updated shingles and new skirting, and the MD-maintained road ensures year-round access. Enjoy incredible value with multiple outbuildings, including a double attached heated garage, detached single garage, and a separate insulated workshop—plus an insulated "hot room" that could be converted into a cold room, office, or hobby space. With room for animals, a fire pit area, and beautiful trees lining the lot, this property is ideal for those seeking a rural lifestyle without sacrificing comfort or convenience. Call today to book your showing and experience the charm of country living!

Built in 2005

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2258042  |
| Price  | \$695,000 |



|                |                                      |
|----------------|--------------------------------------|
| Bedrooms       | 2                                    |
| Bathrooms      | 2.00                                 |
| Full Baths     | 2                                    |
| Square Footage | 1,364                                |
| Acres          | 9.00                                 |
| Year Built     | 2005                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 1510 Twp Rd 7-4                    |
| Subdivision | NONE                               |
| City        | Rural Pincher Creek No. 9, M.D. of |
| County      | Pincher Creek No. 9, M.D. of       |
| Province    | Alberta                            |
| Postal Code | T0K1H0                             |

### Amenities

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
| Parking      | Double Garage Attached, RV Access/Parking, Single Garage Detached |
| # of Garages | 2                                                                 |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                   |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 1                                                                                               |
| Fireplaces        | Wood Burning Stove                                                                              |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Crawl Space                                                                               |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Fire Pit                                  |
| Lot Description   | Lawn, Level, Pasture, Private, Many Trees |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 38                   |
| Zoning         | CR                   |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.