

\$775,000 - 2513 3 Highway, Rural Pincher Creek No. 9, M.d. Of

MLS® #A2247365

\$775,000

3 Bedroom, 2.00 Bathroom, 1,504 sqft
Single Family on 8.20 Acres

N/A, Rural Pincher Creek No. 9, M.d. Of, Alberta

Check out this 3 bedroom, 1500+ sq. ft. home on 8.2 acres near Burmis in the MD of Pincher Creek, SW Alberta. This home features a vaulted, spacious great room with plenty of room for family enjoyment and features a WETT certified free standing wood-burning fireplace. The open plan family area sharing the great room space, includes a well designed, functional kitchen, lunch bar peninsula and dining area. The vaulted, huge, primary bedroom complete with a 4 piece ensuite and two additional generous sized bedrooms with full bath complete the family friendly layout. Just off the great room you can access a large west facing deck, convenient for outdoor entertaining. This deck looks out over your private woodlot of trembling aspens creating a cozy and welcoming outdoor entertainment area. The acreage includes fenced pasture areas, treed acreage and numerous outbuildings. An insulated 25'x 40' quonset provides a durable, protected shelter for vehicles, boat, RV, etc., or enjoy as a well lit hobby space. Additional buildings include a double, insulated garage, an older pioneer home used as a tool shed, chicken coop, small barn, open front animal shelters and storage sheds. Two connected, full size, older mobiles previously used as kennels provide new owners with numerous options for home-base business



ventures, additional storage or hobbies.
Located in the Burmis corridor, you are conveniently situated to access and enjoy abundant outdoor adventure whether it be Castle Mountain Resort, the Crowsnest Pass or Fernie Alpine Resort. (id:6289)

Built in 2022

Essential Information

Listing #	A2247365
Price	\$775,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,504
Acres	8.20
Year Built	2022
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2513 3 Highway
Subdivision	N/A
City	Rural Pincher Creek No. 9, M.d. Of
Province	Alberta
Postal Code	T0K1W0

Amenities

Amenities	Schools, Shopping
Utilities	Electricity
Features	Level
Parking Spaces	8
Parking	Detached Garage
# of Garages	2
View	View

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood
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	Combo, Window Coverings, Garage door opener
Heating	Propane Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office MAVERICK REALTY



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