



**2127 TWP Rd 7-3A
Lundbreck, Alberta**

MLS # A2309881



\$915,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,039 sq.ft.	Age:	-
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	13.78 Acres		
Lot Feat:	Back Yard, Brush, Garden, Lawn, Many Trees, Native Plants, Private, Season		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame, Wood Siding	Zoning:	ResidentialAcreage
Foundation:	Other, Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), French Door, Laminate Counters, Natural Woodwork, Open Floorplan, Sump Pump(s), Vinyl Windows		

Inclusions: Washer/Dryer, fridge, stove, dishwasher, Pool (heater, pump, accessories), garage heater, water filtration systems, 2 x cistern tanks, window coverings

Located just outside of the town of Lundbreck and conveniently located between the amenities of Pincher Creek and Crowsnest Pass, this charming acreage offers the perfect blend of country living and mountain beauty. Set on 13.78 acres with stunning mountain views, breathtaking sunrises, and unforgettable sunsets, this very well maintained home is full of warmth, character, and natural woodwork throughout. The inviting open spaces create a cozy yet functional atmosphere, ideal for family living or a peaceful rural retreat. With plenty of room for horses, chickens, and all your hobby farm dreams, the property offers endless opportunities to enjoy the outdoors and country lifestyle. Featuring three wells and beautiful surrounding scenery, this is a rare opportunity to own a picturesque piece of Alberta countryside in an unbeatable location.