



GRASSROOTS
REALTY GROUP

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22 Highway
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2322756



\$275,000

Division: NONE

Lot Size: 3.68 Acres

Lot Feat: -

By Town: Lundbreck

LLD: 34-7-2-W5

Zoning: GCR

Water: Dugout, See Remarks, Spring

Sewer: None

Utilities: -

Imagine waking up to breathtaking mountain views, crisp fresh air, and endless possibilities on your very own piece of prime development land. Perfectly situated right off the intersection of Highway 22 and Highway 3, this level, usable lot puts you in an unbeatable location, just minutes from the majestic Lundbreck Falls, the incredible scenery of Waterton Lakes National Park, and the rugged beauty of the Crowsnest Pass region. Whether you're dreaming of building your forever home, creating a family retreat, launching a business, or investing in one of southern Alberta's most desirable growth corridors, this property delivers it all. With excellent highway access and wide-open space for development, parking, landscaping, or whatever your vision holds the opportunities here are as vast as the prairie skies above! There is a dugout on the property with a natural spring flowing into it. The spring has been running even through the last few years of drought. The dugout is not currently filling with water, as it needs to be lined with clay, but once that is done, the spring will make sure it gets filled. This is more than just land, it's your gateway to the lifestyle you've always wanted: peaceful rural charm with convenient access to adventure, nature, and modern amenities. Don't wait; properties like this in such a prime spot don't come along every day!