



GRASSROOTS
REALTY GROUP

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**1040 Beaver Drive
Pincher Creek, Alberta**

MLS # A2324635



\$350,000

Division:	NONE
Lot Size:	3.14 Acres
Lot Feat:	-
By Town:	-
LLD:	-
Zoning:	TUR - Transitional Urban
Water:	-
Sewer:	-
Utilities:	-

How about an acreage within town limits? This 3+ acre parcel is zoned Transitional Urban Reserve which offers some great flexibility for development. There are 2 massive shops already on the property. Right on the edge of the community of Pincher Creek with great access to all the outdoor adventures you could desire! This property is ready for development with services very close. Septic system is required as it's just out of the range for the Town of Pincher Creek system.