



**5421 Range Road 29-1  
Rural Pincher Creek No. 9, M.D. of, Alberta**

**MLS # A2326619**



**\$795,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,138 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached		
<b>Lot Size:</b>	10.25 Acres		
<b>Lot Feat:</b>	Brush, Landscaped, Level, Many Trees, No Neighbours Behind, Other, Pastur		

<b>Heating:</b>	Baseboard	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Sauna, See Remarks, Storage		

**Inclusions:** None

What if your morning coffee came with mountain views instead of traffic? Set on 10 beautiful acres, this acreage offers peace and privacy of country living just 20 minutes from Pincher Creek. The spacious bungalow features five bedrooms and two cozy wood-burning fireplaces, providing plenty of room for family and guests. The fully finished basement includes a relaxing sauna, adding to the home's comfort and appeal. While the home is well maintained, it presents an exciting opportunity for a new owner to update and redesign to reflect their own style and vision. Adding even more value is a second dwelling (a mobile home), offering excellent potential for rental income, extended family, or guest accommodations. With ample space for horses, chickens, and other livestock, this property is perfectly suited for a hobby farm or anyone seeking a self-sufficient country lifestyle. Whether you're looking to renovate, invest, or simply embrace the serenity of acreage living at an affordable price, this rare mountain view property offers an exceptional opportunity to create something truly special.