



GRASSROOTS
REALTY GROUP

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6206 Range Road 1-1
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2331525



\$275,000

Division:	NONE
Lot Size:	4.36 Acres
Lot Feat:	See Remarks
By Town:	Pincher Creek
LLD:	14-6-1-W5
Zoning:	CR
Water:	Well
Sewer:	Septic Field, Septic Tank
Utilities:	Electricity, Sewer

Only 10 minutes from Pincher Creek, this 4.36-acre parcel provides a rare opportunity to own a private piece of land in southwestern Alberta, without worrying about homeowner association rules and restrictions! We guarantee the endless mountain views from here will take your breath away. Already equipped with power and a septic tank & field, build your dream home, or use it as your personal recreational lot. There is a composite deck in place to park your RV next to, along with an RV plug in, RV sewer dump station, and water tank. A second smaller water tank is also included for easy filling at the MD water station in Pincher Creek. Centrally located and close to Castle Mountain Resort, Beauvais Lake Provincial Park, and Waterton National Park, the potential is endless. With both privacy and stunning mountain views, this parcel is definitely worth looking at! Call your favourite REALTOR[®] today.