

# \$2,350,000 - 9321 Range Road 1-3, Rural Pincher Creek No. 9, M.D. of

MLS® #A2213177

**\$2,350,000**

3 Bedroom, 2.00 Bathroom, 1,703 sqft  
Agri-Business on 318.00 Acres

NONE, Rural Pincher Creek No. 9, M.D. of,  
Alberta

Amazing views are just a start to this beautiful 1/2 section of land in the Porcupine Hills. The 1999 modular home sits where the views of the Livingston Range can be enjoyed to the fullest. This 3 bedroom, 2 bath home sits on a developed basement with a separate entrance. The new 32'x48' attached garage has plenty of room and has 2-12'x10' power overhead doors and bright LED lighting. The is also a newly constructed 32'x42' metal clad shop with a 12'x12' overhead door. A three rail fence delineates the driveway to the property. There are fenced paddocks, a corral and water spigot. The pastures are fenced and their is an automatic waterer between the 2 large pastures. The well is 285' and produced 17 GMP at it's last test.

Built in 1999

## Essential Information

MLS® #	A2213177
Price	\$2,350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,703
Acres	318.00
Year Built	1999



Type	Agri-Business
Sub-Type	Agriculture
Style	Modular Home
Status	Active

### Community Information

Address	9321 Range Road 1-3
Subdivision	NONE
City	Rural Pincher Creek No. 9, M.D. of
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

### Amenities

Utilities	Water Connected, Electricity Connected, Natural Gas Connected
Parking Spaces	12
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Bathroom Rough-in, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas, Wood, Wood Stove
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### Exterior

Lot Description	Native Plants, Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	10
Zoning	AG

**Listing Details**

Listing Office            THE VILLAGER REAL ESTATE CO.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.