

# \$1,040,000 - 9205 Range Road 1-4, Rural Pincher Creek No. 9, M.D. of

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MLS® #A2132086

**\$1,040,000**

4 Bedroom, 3.00 Bathroom, 1,483 sqft  
Residential on 37.72 Acres

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

As you drive into this calm, quiet valley and cross the Lank Bridge, just think "this beautiful acreage could be your new home. Situated on 37.72 acres on the Oldman River, there are 15 acres of cultivated and irrigated land, with the balance left as native grass. Behind you, the rolling Porcupine Hills provide a gentle backdrop while in front, your view starts with the river valley and ends with spanning views of the gorgeous Livingstone Range. This four-bedroom, two & a half bathroom home was built to make the most of the surroundings with huge windows and a wrap around, covered veranda. The open concept kitchen, dining room and living room with beautiful, vaulted ceiling is the perfect place to gather with family & friends while enjoying the views, whatever the season. The custom-built Erickson home has solid fir flooring, knotted hickory cupboards, granite countertops, a large pantry, and kitchen island with sit-up bar. The primary bedroom on the main level comes with the same amazing views, a walk-in closet with room for everything, and nicely finished ensuite. The walk-out lower level has three bedrooms, a four-piece bathroom and large rec room, perfect for entertaining. With an ICF foundation, metal roof, and Hardy Board & vinyl siding, the home was built to last with minimal maintenance. The 25' x 41'



metal shop is ready to use as is, but the gas & power are there for you to finish it however you wish. A small, old log cabin sits on the property - a touch of nostalgia from years past. Whether the draw is being steps from a fisherman's paradise & being able to easily launch your boat just across the river, or simply the peace and quiet this acreage provides, don't wait to see this property. Call your favourite Realtor today.

Built in 2013

### Essential Information

MLS® #	A2132086
Price	\$1,040,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,483
Acres	37.72
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	9205 Range Road 1-4
Subdivision	NONE
City	Rural Pincher Creek No. 9, M.D. of
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 0P0

### Amenities

Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Closet Organizers, No Smoking Home, Walk-In Closet(s), Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Range Hood, Window Coverings, Built-In Electric Range, Double Oven, Washer/Dryer
Heating	Natural Gas, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Native Plants, Pasture, Private, Rolling Slope, Views
Roof	Metal
Construction	Composite Siding, Vinyl Siding
Foundation	ICF Block

## Additional Information

Date Listed	May 16th, 2024
Days on Market	302
Zoning	AG

## Listing Details

Listing Office	Grassroots Realty Group
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