

\$749,000 - 7404 Rge Rd 3-0, Rural Pincher Creek No. 9, M.D. of

MLS® #A2267487

\$749,000

3 Bedroom, 2.00 Bathroom, 1,550 sqft
Residential on 9.76 Acres

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

Check out this story book property a short 2.2 km north of the #3 Highway on North Burmis Road! 9.76 acres tucked into the rolling hill landscape with stunning views in every direction. A cozy 1500 sq. ft., 3 bedroom home with numerous upgrades, petite guest cabin, double detached garage, chicken coop, assorted small scale poultry facilities, old barn, sheds, greenhouse, lean-to and open front hay storage shed complement this property. This acreage is fenced and cross-fenced and currently set up for horses, but any of your critters will feel very at home here. This property has been home to generations of a local pioneer ranching family and lovingly maintained and enjoyed. Recent upgrades include a new septic tank and field, hot water tank, upgraded electrical panel, wiring and plumbing. A new metal roof and new flooring, new windows on almost half of the units in the home have also been completed. This home is bright and comfortable and would make an ideal hobby farm retreat with its variety of outbuildings and location, a very short distance past the pavement on North Burmis Road.



Essential Information

MLS® # A2267487

Price	\$749,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,550
Acres	9.76
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	7404 Rge Rd 3-0
Subdivision	NONE
City	Rural Pincher Creek No. 9, M.D. of
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1H0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available
Parking Spaces	10
Parking	Double Garage Detached, Parking Pad
# of Garages	3
Waterfront	Creek

Interior

Interior Features	Built-in Features, Kitchen Island, Natural Woodwork, Storage, Vaulted Ceiling(s), Beamed Ceilings
Appliances	Dryer, Electric Range, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Fire Pit, Private Yard, Storage, Kennel, Outdoor Grill
Lot Description	Fruit Trees/Shrub(s), Garden, Irregular Lot, Lawn, Low Maintenance Landscape, Many Trees, Native Plants, No Neighbours Behind, Farm, Meadow
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete, Block

Additional Information

Date Listed	October 29th, 2025
Days on Market	1
Zoning	A

Listing Details

Listing Office	MAVERICK REALTY
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