

\$1,553,500 - 7117 Range Road 30-3, Rural Pincher Creek No. 9, M.D. of

MLS® #A2244038

\$1,553,500

0 Bedroom, 0.00 Bathroom, 770 sqft
Agri-Business on 238.96 Acres

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

Have a look at this 238 acre parcel located between Pincher Creek and Cowley. With 98 acres cultivated and the balance in pasture, it is perfect for a mixed operation whether it be cattle, horse or sheep. The original farmstead consists of an older residence that has been vacant for some years, older outbuildings and small paddock area. Fix up the home or build a new one! Well established Caragana shelterbelt.

Essential Information

MLS® #	A2244038
Price	\$1,553,500
Bathrooms	0.00
Square Footage	770
Acres	238.96
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	7117 Range Road 30-3
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	Electricity Available, Propane, Sewer Connected, Water Available
-----------	--

Interior

Appliances	Electric Stove, Refrigerator, Electric Water Heater
------------	---

Exterior

Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	See Remarks

Additional Information

Date Listed	July 28th, 2025
Days on Market	4
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.