

\$1,100,000 - 5-4 Township, Rural Pincher Creek No. 9, M.D. of

MLS® #A2248528

\$1,100,000

0 Bedroom, 0.00 Bathroom,
Land on 152.50 Acres

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

Don't wait on this one! This is a rare opportunity to own 152.5 acres of lush, productive grazing land just south of Pincher Creek, with abundant water and a stunning mountain backdrop. Whether you're looking for an investment, a site to build your dream homestead, or extra capacity for your herd with both hay production and grazing, this property delivers.

The land is well-fenced with multiple cross-fences and offers a balanced mix of open pasture and tree stands that attract wildlife. Two picturesque ponds add to the charm—one with an elevated upper bench overlooking the valley and mountains, perfect for a future building site or a private retreat. Municipal road access is available on both the north and west sides.

An additional 6.47-acre parcel with a 2,000 sq. ft. home, heated shop, and cold storage is also available to purchase as part of a package. See MLS# A2248418 for details.



Essential Information

MLS® #	A2248528
Price	\$1,100,000
Bathrooms	0.00

Acres	152.50
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	5-4 Township
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

Additional Information

Date Listed	August 13th, 2025
Days on Market	3
Zoning	AG

Listing Details

Listing Office	Real Estate Centre - Fort Macleod
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.