

# \$460,000 - 4417 Range Road 30-1, Rural Pincher Creek No. 9, M.D. of

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MLS® #A2236369

**\$460,000**

2 Bedroom, 1.00 Bathroom, 655 sqft  
Residential on 2.06 Acres

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

Have you been looking for a peaceful retreat with stunning mountain views and amazing stargazing? This acreage with a fully renovated two-bedroom cabin could be what youâ€™ve been waiting for. Set on just over 2 acres between Pincher Creek and Twin Butte, the cabin features reclaimed fir accents salvaged from the exterior prior to the renovation, an open living area, modern kitchen with island, three-piece bathroom with on-demand hot water and both a front deck and back porch to enjoy your surroundings from. Under the cabin, the tidy crawl space is easily accessible and houses a heated mechanical room with a 300 gallon cistern hooked up to the well by a float system. The cistern can also be easily filled externally with hauled water if there is ever an issue with the well, providing an extra level of water security for rural living. Extra storage can be found in the large 14â€™ x 22â€™ shed and smaller garden shed. The property is perfect for rentals or gatherings, with trailer spots, a firepit, new outhouse, and an RV septic drain. Whether your outdoor hobbies include hunting, fishing, hiking, skiing or biking, both Waterton National Park and Castle Provincial Park are a short 20-minute drive away. Or simply relax and watch the wildlife outside your front door. Contact your favourite Realtor to see this beautiful little gem today.



## Essential Information

MLS® #	A2236369
Price	\$460,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	655
Acres	2.06
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Cottage/Cabin
Status	Active

## Community Information

Address	4417 Range Road 30-1
Subdivision	NONE
City	Rural Pincher Creek No. 9, M.D. of
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K1W0

## Amenities

Utilities	Electricity Connected
Parking	Off Street, RV Access/Parking

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Tankless Hot Water
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Baseboard, Electric, Fireplace Insert
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement	Exterior Entry, Partial, Crawl Space
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## Exterior

Exterior Features	Private Yard
Lot Description	Private, Few Trees, No Neighbours Behind, Secluded, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	July 11th, 2025
Days on Market	63
Zoning	Agricultural Occupied

## Listing Details

Listing Office	Grassroots Realty Group
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