

# \$525,000 - 6 Rustler's Ridge, Rural Pincher Creek No. 9, M.D. of

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MLS® #A2203372

**\$525,000**

0 Bedroom, 0.00 Bathroom,  
Land on 13.05 Acres

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

RIVERFRONT on the World Famous Crowsnest River!! This 13 acre parcel is one of the very few properties boasting easy access to the river. Just below Lundbreck Falls with easy access from Hwy 3, this property is prime!! There are building sites on the property, views are stunning from every direction - and you can walk down to some of the best fishing in Alberta! There is power to the property line. A well has been drilled, but not tested. Road access right to the property and there is an approach started as well. This property is close to Castle Mountain, The Crowsnest Pass...and The Oldman Brewery!! Lots more to offer in the area. If you're thinking you want some place on the river...THIS IS IT! Talk to your favourite realtor and check it out!!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2203372         |
| Price     | \$525,000        |
| Bathrooms | 0.00             |
| Acres     | 13.05            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 6 Rustler's Ridge                  |
| 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 at Lot Line, Natural Gas at Lot Line |
| Waterfront | River Access, River Front                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 144              |
| Zoning         | GCR              |

### **Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal LePage South Country - Lethbridge |
|----------------|-----------------------------------------|

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