

# **\$779,000 - 2513 3 Highway, Rural Pincher Creek No. 9, M.D. of**

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MLS® #A2247365

**\$779,000**

3 Bedroom, 2.00 Bathroom, 1,504 sqft  
Residential on 8.20 Acres

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

Check out this 3 bedroom, 1500+ sq. ft. home on 8.2 acres near Burmis in the MD of Pincher Creek, SW Alberta. This home features a vaulted, spacious great room with plenty of room for family enjoyment and features a WETT certified free standing wood-burning fireplace. The open plan family area sharing the great room space, includes a well designed, functional kitchen, lunch bar peninsula and dining area. The vaulted, huge, primary bedroom complete with a 4 piece ensuite and two additional generous sized bedrooms with full bath complete the family friendly layout. Just off the great room you can access a large west facing deck, convenient for outdoor entertaining. This deck looks out over your private woodlot of trembling aspens creating a cozy and welcoming outdoor entertainment area. The acreage includes fenced pasture areas, treed acreage and numerous outbuildings. An insulated 25'x 40' quonset provides a durable, protected shelter for vehicles, boat, RV, etc., or enjoy as a well lit hobby space. Additional buildings include a double, insulated garage, an older pioneer home used as a tool shed, chicken coop, small barn, open front animal shelters and storage sheds. Two connected, full size, older mobiles previously used as kennels provide new owners with numerous options for home-base business



ventures, additional storage or hobbies.  
Located in the Burmis corridor, you are conveniently situated to access and enjoy abundant outdoor adventure whether it be Castle Mountain Resort, the Crowsnest Pass or Fernie Alpine Resort.

Built in 2022

### Essential Information

MLS® #	A2247365
Price	\$779,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,504
Acres	8.20
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	2513 3 Highway
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 Connected, High Speed Internet Available, Propane
Parking Spaces	8
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s)
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Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Fireplace(s), Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	EPA Certified Wood Stove, Free Standing, Great Room
Basement	None

## Exterior

Exterior Features	Private Yard, Storage, Kennel
Lot Description	Dog Run Fenced In, Front Yard, Level, Low Maintenance Landscape, Many Trees, Private, Views, Pasture, Triangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Perimeter Wall

## Additional Information

Date Listed	August 8th, 2025
Days on Market	4
Zoning	CRI

## Listing Details

Listing Office	MAVERICK REALTY
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