

# **\$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) |
|-------------------|------------------------------------|

|                 |                                                                                                   |
|-----------------|---------------------------------------------------------------------------------------------------|
| 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 | 8                |
| Zoning         | CRI              |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | MAVERICK REALTY |
|----------------|-----------------|

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