

# \$385,000 - 506 1 Street, Rural Pincher Creek No. 9, M.D. of

MLS® #A2245263

**\$385,000**

3 Bedroom, 2.00 Bathroom, 990 sqft  
Residential on 0.14 Acres

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

Escape the hustle and bustle of city life and come kick back in the sun on your private full length deck or patio that over looks the coulees and banks of the Oldman River.

This custom cottage home is tucked away on an exclusive lot in the Alberta Provincial Parks Community of Castlevue Ridge Estates. Here you can enjoy the peace and serenity of nature while also being on the door step to the rockies and outdoor adventures like world class fishing, hiking, biking, wind surfing. It is a perfect home base for year round adventure seekers. But if you are not looking for the adventures and just want the peace, come check out the inside and find your smile.

The articulated design showcases over a 1,000 sq ft of development with custom finishes, natural light and just enough room to enjoy being inside when you need a break from the outdoors. 2 Bedrooms and a full bathroom share the main floor living spaces while down the stairs offers another full bathroom, bedroom and living area. The basement walks out to private patio area covered by over 12 meters of upper deck space and an encompassed pergola. Being in the back space will make you say, this is what we came for.



So bring the family, the friends and enjoy the quiet life. There is plenty of parking for guests, the RV, and Toys either in the garage, or side drive way. Come disconnect from the grind and reconnect with a happier place.

Built in 2015

### **Essential Information**

MLS® #	A2245263
Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.14
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	506 1 Street
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, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Garage Door Opener, Garage Faces Side, Gravel Driveway, Off Street, RV Access/Parking, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Masonry
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Awning(s), BBQ gas line, Garden, Outdoor Grill, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

## Additional Information

Date Listed	August 1st, 2025
Days on Market	48
Zoning	CR-Improved

## Listing Details

Listing Office	Century 21 Foothills South Real Estate
----------------	--

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.