

**73 TWP Road
Rural Pincher Creek No. 9, M.D. of Alberta****MLS # A2266155****\$149,900****Division:** NONE**Lot Size:** 2.69 Acres**Lot Feat:** Backs on to Park/Green Space, Gentle Sloping, Native Plants, Private, F**By Town:** Cowley**LLD:** -**Zoning:** AG**Water:** See Remarks, Well**Sewer:** -**Utilities:** -

This nice little piece of land is adjacent to the 4.55++ acres up for sale with home and buildings. (A2266118) Good combo if you prefer or purchase an affordable piece of land and build a nice little recreational home/cabin on it ! Views and privacy tucked up on some nice rolling ground. (walk out potential) Property has a well that also is joined by a huge cistern that was the original Cowley water system. Use it to your advantage. No reports on water but with general info , assuming good water flow. Located just south of Cowley and west of Pincher Creek this sweet little parcel awaits your ideas. Convenient from HWY # 3 to head west to the mountains or head east to a Pincher or onward to Lethbridge. Very quick trip to the border as well if your needing to head south ! Very well located. Call for additional info.