

\$2,559,900 - West Of Rr 55 On Twp 303, Rural Bighorn No. 8, M.D. of

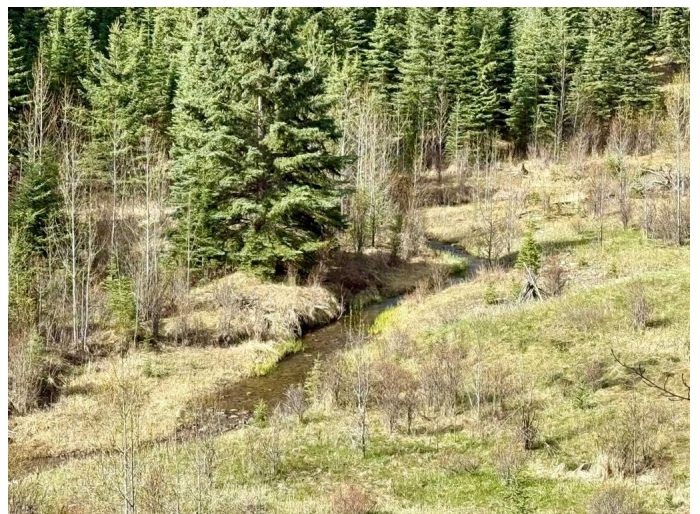
MLS® #A2224205

\$2,559,900

0 Bedroom, 0.00 Bathroom,
Land on 319.00 Acres

NONE, Rural Bighorn No. 8, M.D. of, Alberta

RARE FIND!! 2 full quarter sections of land NW of Water Valley just on the edge of the MD of Bighorn. This property offers the perfect blend of wilderness, seclusion, and opportunity for outdoor enthusiasts, hunters, or anyone looking to build their private dream home. Located just 15 minutes northwest of Water Valley and 25 minutes south of Sundre, it's tucked away at the end of a quiet, no-through road. The south quarter (access via the north quarter) features varied topography, a creek running through, trails through the trees, an insulated cabin (gas stove for heat) with power, natural gas and an artesian well. The north parcel features private gated access with a well-built road running north to south right to the cabin and a cutline stretching east to west, making it easy to navigate. A dugout and approximately 6 acres of hay provide extra potential, while the balance of the north quarter is beautifully treed, ideal for hunting or exploration. With crown land nearby and just minutes from the Burnt Timber Recreation Area, this is a rare opportunity to own a secluded piece of paradise in the heart of nature on the edge of the MD of Bighorn. Parcels must be sold together, do not go on land without an agent please.



Essential Information

MLS® #	A2224205
Price	\$2,559,900
Bathrooms	0.00
Acres	319.00
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	West Of Rr 55 On Twp 303
Subdivision	NONE
City	Rural Bighorn No. 8, M.D. of
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0M 0R0

Amenities

Utilities	Electricity Available, Natural Gas Available
-----------	--

Exterior

Lot Description	Many Trees, Creek/River/Stream/Pond, Pasture, Sloped
-----------------	--

Additional Information

Date Listed	May 23rd, 2025
Days on Market	88
Zoning	AC

Listing Details

Listing Office	CIR Realty
----------------	------------

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.