

\$1,690,000 - 256 Acres Snake Trail, Rural Pincher Creek No. 9, M.D. of

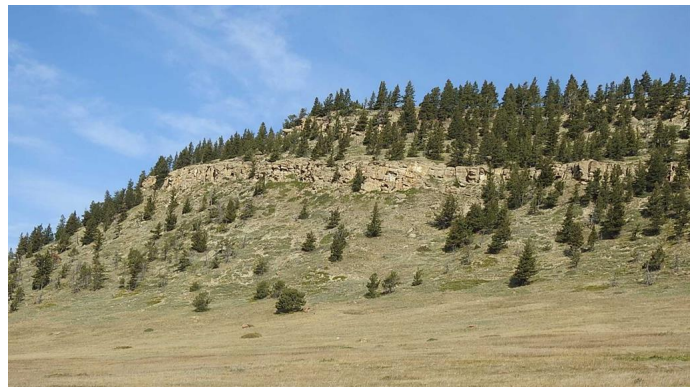
MLS® #A2262209

\$1,690,000

0 Bedroom, 0.00 Bathroom,
Land on 256.98 Acres

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

Wow!! Nestled back on the southern edge of the Porcupine Hills sits this fabulous 256 acres, along the Snake trail, North of Cowley, with probably the most spectacular view in Southern Alberta, Here is your opportunity to own 2 pasture parcels with separate titles, lots of grass and lots of water. Hike or ride up to the top of the North quarter amongst the Spruce and Pine trees and breathe in the incredible 360-degree view of the snowcapped Rocky Mountains, including the Livingstone Range, Castle and Waterton Mountains right down to "Old Chief" at the Montana border. On the North quarter, there is a developed driveway to a wonderful building site, beside the evergreens and sculptured sandstone outcroppings. This site is serviced with power and a drilled well, all ready to build a cabin or your family dream home. The native pasture, is fully fenced, has been well managed, and has not been grazed this year, and for your four-legged friends, the developed spring, with large tire water trough, and run off catch pond is a great water source for livestock on the south quarter. Close to fishing, skiing, and just two minutes north of the Old Man River reservoir, this is a recreational Dream. You can own this incredible getaway, whether you want to expand your land base, start your Ranch, or just a weekend getaway, you are going to



enjoy ranch life and the beauty in the South end of the Porcupine Hills. Wow!! A realtor must be present for all viewings. The List Price does not include any applicable GST. In the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day. Please do not enter property without permission.

Essential Information

MLS® #	A2262209
Price	\$1,690,000
Bathrooms	0.00
Acres	256.98
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	256 Acres Snake Trail
Subdivision	NONE
City	Rural Pincher Creek No. 9, M.D. of
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T9K 1W0

Amenities

Utilities	Electricity Available
-----------	-----------------------

Exterior

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

Additional Information

Date Listed	October 7th, 2025
Days on Market	1
Zoning	AG

Listing Details

Listing Office

Coldwell Banker Mountain Central

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.