

\$580,000 - 968 Hill Avenue, Pincher Creek

MLS® #A2073590

\$580,000

4 Bedroom, 3.00 Bathroom, 1,795 sqft

Residential on 0.15 Acres

NONE, Pincher Creek, Alberta

This beautiful Erickson-built home is main floor living at its finest. The open-concept kitchen/dining/living room with a gas fireplace & garden doors to the patio provides a warm, welcoming place to gather. All universally accessible, the main level has a large primary bedroom with great four-piece ensuite (with walk-in shower and separate bathtub) and walk-in closet, two more bedrooms, a three-piece bathroom, laundry room and access to the attached garage. If the 1,794 square feet on the main floor, with hardwood and tile flooring throughout, isn't enough space for your family, the recently developed lower level provides an additional 1,624 square feet of living space with a fourth bedroom, three-piece bathroom, great family room, wet bar and tons of storage. Aside from the newly finished lower level, there have been many recent upgrades to this home including central air conditioning, fresh paint throughout, new light fixtures in the main living area, pot lights on the lower level, three way & dimmer switches installed throughout, new smoke & carbon monoxide detectors, and a water softener. The home has lots of windows to provide natural light and also comes with extra insulation to help lower heating and cooling costs throughout the year. Located on a corner lot in the valley, with mature trees all around, the quiet, sheltered yard has a new fence to provide added privacy when you are enjoying the pergola-covered patio. Call your favourite Realtor today to see this gorgeous property



that could be your new home!

Built in 2007

Essential Information

MLS® #	A2073590
Price	\$580,000
Sold Price	\$570,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,795
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	968 Hill Avenue
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Attached

Interior

Interior Features	French Door, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2023
Date Sold	December 15th, 2023
Days on Market	100
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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