

\$400,000 - 793 East Avenue, Pincher Creek

MLS® #A2115529

\$400,000

4 Bedroom, 3.00 Bathroom, 1,538 sqft

Residential on 0.15 Acres

NONE, Pincher Creek, Alberta

This four-bedroom, two & a half bath bungalow on the edge of Pincher Creek has been very well cared for & is ready for a new family to move in and call it home. With no neighbours to the west, imagine yourself sitting in the living room, enjoying the gorgeous mountain views. There are binoculars on the coffee table for a reason!

Over the last few years, the owners have replaced many of the big-ticket items, including the hot water tank, furnace, kitchen appliances, and flooring on the main level. Central air conditioning was installed, along with a new front door and new patio doors. The vanities and toilets were replaced in the main floor bathroom and ensuite. There is fresh paint on the main level and exterior, and the new wood trim on the front of the home adds to the curb appeal. The back yard is fully fenced, with a double detached garage that has doors on both ends for potential access from the street or back alley. The long, asphalt driveway from the street to the garage provides extra off-street parking. In the sheltered, fully fenced back yard you'll find lots of mature perennials.

The lower level has a huge bedroom, family room, and a workshop/laundry room – perfect for a handyman or hobby. But, if you don't need the extra space on the lower level for your family, this home has great potential to add a suite. There is already a separate entrance, and with room to move the laundry to the main floor bathroom, there could easily



be two self-contained living spaces. Let your favourite Realtor know if you would like to see it for yourself!

Built in 1973

Essential Information

MLS® #	A2115529
Price	\$400,000
Sold Price	\$400,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,538
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	793 East Avenue
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K1W0

Amenities

Parking Spaces	6
Parking	Alley Access, Asphalt, Double Garage Detached, Driveway, Off Street

Interior

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Electric, Fireplace(s), Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn, Level, Many Trees, Views
Roof	Metal
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2024
Date Sold	April 26th, 2024
Days on Market	39
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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