

# \$339,000 - 1156 Beverley Mclachlin Drive, Pincher Creek

MLS® #A2121852

**\$339,000**

1 Bedroom, 2.00 Bathroom, 1,179 sqft

Residential on 0.15 Acres

NONE, Pincher Creek, Alberta

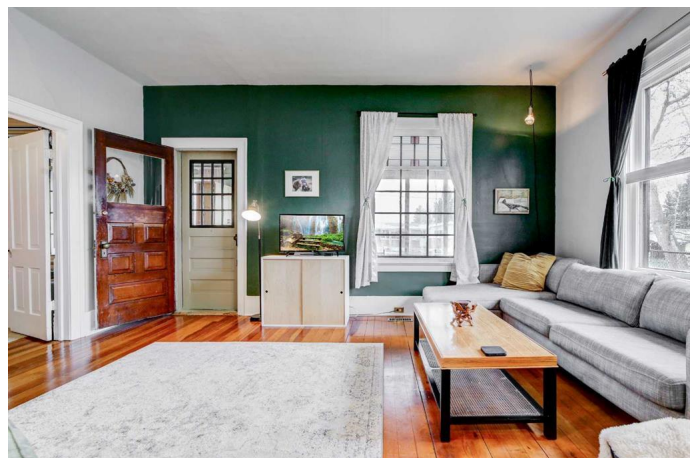
This character home with detached garage and workshop is a true gem in Pincher Creek. Look through the pictures and you will see how gorgeous it is, with lots of natural light, high ceilings, and original hardwood, but you will also see an updated kitchen with breakfast bar, and two full bathrooms, one with a new, beautifully tiled shower.

The sunroom on the front of the home is the perfect place to relax with a coffee on a warm spring morning, while off the back of the home there is a covered patio providing shade or shelter, depending on the weather.

Accessible through the home, garage breezeway, or gate to the south of the home, youâ€™ll enter your very own secret garden, full of mature perennials and edible plants, including raspberries, rhubarb, mint, and strawberries, just to name a few!

The garage was designed to deflect the wind from the yard and create a sense of privacy, peace and quiet at all times of the year.

â€œWork from homeâ€• is a phrase that is used quite often these days, but this detached garage/workshop takes it to the next level. Built in 2019, it was designed to allow off street parking in the single garage space and a workshop for your home office or business in the other. The building is well equipped with electricity to run any machinery you have. Both



sides are equipped with additional storage in the loft spaces, perfect for housing outdoor equipment to change with the seasons. With street front access to both without going through your home, there are so many possibilities with this property.

You are going to want to call your favourite realtor to see it today!

Built in 1907

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2121852    |
| Price          | \$339,000   |
| Sold Price     | \$333,000   |
| Bedrooms       | 1           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,179       |
| Acres          | 0.15        |
| Year Built     | 1907        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1156 Beverley Mclachlin Drive |
| Subdivision | NONE                          |
| City        | Pincher Creek                 |
| County      | Pincher Creek No. 9, M.D. of  |
| Province    | Alberta                       |
| Postal Code | T0K 1W0                       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |

## Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Smoking Home   |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | Partial, Unfinished                              |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                      |
| Lot Description   | Back Yard, Few Trees, Lawn, Level, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                             |
| Construction      | Wood Siding                                                 |
| Foundation        | Other                                                       |

## Additional Information

|                |                         |
|----------------|-------------------------|
| Date Listed    | April 25th, 2024        |
| Date Sold      | May 14th, 2024          |
| Days on Market | 19                      |
| Zoning         | 80% R1 / 20% Commercial |
| HOA Fees       | 0.00                    |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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