

\$289,000 - 612 McDougall Street, Pincher Creek

MLS® #A2171787

\$289,000

5 Bedroom, 2.00 Bathroom, 1,121 sqft
Residential on 0.11 Acres

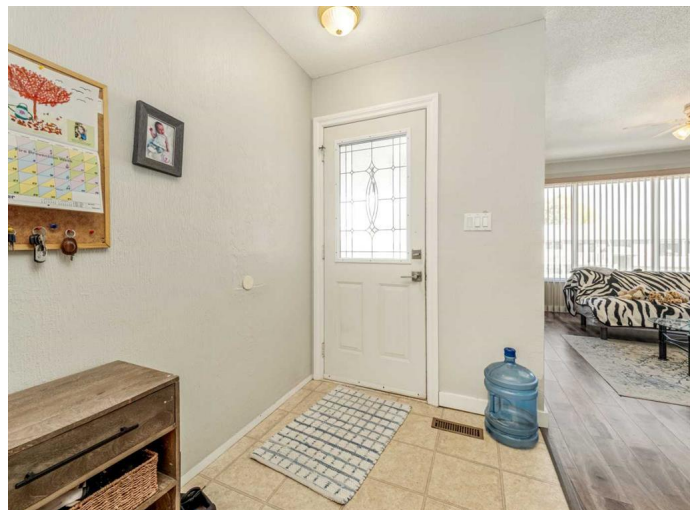
NONE, Pincher Creek, Alberta

This beautifully updated half-duplex is the perfect blend of space, comfort, and location, making it ideal for families. With 5 bedrooms, 2 bathrooms, and over 2,100 sqft of thoughtfully designed living space, this home is ready to meet your needs.

The standout feature is the newly developed walkout basement, which has been completed with meticulous attention to detail. All permits were pulled, inspections passed, and Egress windows installed, ensuring safety, quality, and peace of mind. This lower level includes two bright bedrooms, a full bathroom, and a recreational space—perfect for a growing family, home office, or rental income opportunity.

Upstairs, 1121 sqft of living space offers an inviting layout, with a cozy kitchen and dining area that flow seamlessly onto the deck, perfect for summer barbecues or quiet evenings under the stars. The backyard provides plenty of room to bring your vision to life, whether it's a garden oasis or a play area for kids.

Located next to St. Michael's School, this home is a dream for families with children. Education, playgrounds, and community events are just steps away. Combine all this with its proximity to local amenities, and you have a property that is as practical as it is promising. Whether you're looking for your next home or an investment, 612 McDougall



Street is ready to deliver.

Built in 1977

Essential Information

MLS® #	A2171787
Price	\$289,000
Sold Price	\$271,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.11
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	612 Mcdougall Street
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K1W0

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Available
Parking Spaces	2
Parking	Attached Carport, Off Street, Parking Pad

Interior

Interior Features	Laminate Counters, See Remarks, Storage
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full, Walk-Up To Grade

Exterior

Exterior Features Other
Lot Description Corner Lot, Lawn
Roof Metal
Construction Composite Siding, Concrete, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 9th, 2024
Date Sold February 27th, 2025
Days on Market 141
Zoning R
HOA Fees 0.00

Listing Details

Listing Office REAL BROKER

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