

\$195,000 - 622 Main Street, Pincher Creek

MLS® #A2185306

\$195,000

2 Bedroom, 1.00 Bathroom, 907 sqft

Residential on 0.15 Acres

NONE, Pincher Creek, Alberta

This charming home is full of potential and situated right on Main Street! With transitional commercial zoning, the possibilities are endless. Whether you're a first-time homebuyer, an entrepreneur looking to establish a business on Main Street, or someone seeking to combine both, this property is a fantastic opportunity.

The home features a high-efficiency furnace installed just five years ago, on-demand hot water added in 2019, and a few updated windows. The fully fenced backyard offers plenty of space, along with two sheds—one equipped with electricity.

Conveniently located near schools, a community pool, and downtown businesses, this property is perfectly positioned for both residential and commercial use. Don't miss out on this unique opportunity!

Built in 1930

Essential Information

MLS® #	A2185306
Price	\$195,000
Sold Price	\$170,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	907



Acres	0.15
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	622 Main Street
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Gas Cooktop, Gas Oven
Heating	Natural Gas, High Efficiency
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard
Roof	Metal
Construction	Mixed, Metal Siding
Foundation	Other

Additional Information

Date Listed	January 6th, 2025
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Date Sold	February 18th, 2025
Days on Market	43
Zoning	C4
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Centre - Fort Macleod
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