

\$595,000 - 306 Canyon Drive, Pincher Creek

MLS® #A2204023

\$595,000

4 Bedroom, 3.00 Bathroom, 1,511 sqft

Residential on 0.43 Acres

NONE, Pincher Creek, Alberta

Amazing location! Welcome to Pincher Creek's West end where the creek is just steps away and the view of Pincher Canyon is right out your back door! This 4 bedroom, 3 bath bungalow has plenty of space with over 1500 square feet on the main floor. Major updates include all new vinyl windows in 2008, furnace and A/C in 2007, carpet in living room and master bedroom in 2022 and some newer appliances. This home has a separate entrance in the garage to the basement which could lend itself to developing a suited basement or perhaps an AIRBNB. The yard is huge with over 18,000 square feet on a triangular lot. Underground sprinklers, fenced backyard, fenced garden space and a large garden shed as well as a bunkie/workshop. Walking trails right out your back door, fishing in the creek and the view all day long!

Built in 1985

Essential Information

MLS® #	A2204023
Price	\$595,000
Sold Price	\$585,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,511
Acres	0.43



Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	306 Canyon Drive
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

Amenities

Utilities	Cable Available, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Garage Faces Front, Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, Off Street, On Street, Parking Pad, RV Access/Parking, Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows, Ceiling Fan(s), Central Vacuum, Wet Bar
Appliances	Dishwasher, Refrigerator, Washer/Dryer Stacked, Window Coverings, Central Air Conditioner, Built-In Oven, Convection Oven, Electric Cooktop, Microwave
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Free Standing
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line, Garden, Rain Gutters
Lot Description	Backs on to Park/Green Space, Back Yard, Garden, Gentle Sloping, Irregular Lot, Landscaped, No Neighbours Behind, Treed, Underground

	Sprinklers, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2025
Date Sold	April 4th, 2025
Days on Market	16
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	THE VILLAGER REAL ESTATE CO.
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