



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1158 Albert Avenue
Pincher Creek, Alberta**

MLS # A2291079



\$300,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,521 sq.ft.	Age:	1906 (120 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Driveway, Off Street, Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Level		

Heating:	Boiler, Radiant	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Combination, Other, Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Window Sheers, Blinds, Gas Fireplace in Living Room (not connected), Grey Chest of Drawers (upstairs), Barbeque, Two Garden Sheds

This character home built in 1906 will definitely catch your eye! Located on an oversized lot with a long driveway, detached single car garage, and a huge yard with covered deck, it has so much to offer both inside and out. There are two bedrooms on the main level, and two small bedrooms upstairs. You can see from the pictures that the home has the coziest living room / dining room you can imagine. With two corner windows, the kitchen has lots of natural light and a great view of the back yard. The Jack and Jill three piece bathroom on the upper level has the original clawfoot tub, and the original radiators have been preserved throughout, providing so much character. With a tin roof, new hot water tank and a recently (and regularly) serviced boiler, this home is warm and ready for your family to move in. Call your favourite REALTOR today to see this sweet home!