



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

943 East Avenue
Pincher Creek, Alberta

MLS # A2304020



\$374,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,266 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
-------------	----

Welcome to 943 East Avenue, a fantastic family home in the heart of Pincher Creek, just a short walk to downtown shops, schools, and everyday amenities. This location offers the perfect blend of small town charm and everyday convenience, making it an ideal setting for growing families. This well cared for home features 4 bedrooms and 3 bathrooms, offering plenty of space for families of all sizes. The layout is thoughtfully designed with functionality in mind, creating a natural flow between living areas while still allowing everyone to have their own space. The bright and cozy living spaces make this home feel warm and inviting from the moment you step inside, with plenty of natural light enhancing the comfortable atmosphere throughout. The kitchen and dining areas are well suited for both daily living and entertaining, with ample room for family meals, gatherings, and special occasions. Situated on an elevated lot, the property offers a sense of openness and privacy, while the fully fenced backyard creates a secure and enjoyable space for kids and pets. A great sized deck extends your living space outdoors, making it the perfect spot for summer barbecues, relaxing evenings, or hosting friends and family. With its spacious layout, inviting feel, and unbeatable location within walking distance to downtown, 943 East Avenue presents an excellent opportunity to settle into a home that truly supports family living in one of Southern Alberta's most charming communities.