



925 West Avenue
Pincher Creek, Alberta

MLS # A2317286



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,064 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	French Door, Kitchen Island, Open Floorplan, Soaking Tub		

Inclusions: Fridges (3), Stoves (2), Diningroom table and hutch,

Unique family home at the end of a dead end street. Next to a playground. Kitchen features a pantry, an island, and a view of the private treed backyard, the open livingroom/diningroom features big south facing windows, Upstairs has been totally renovated, Bonus room upstairs can be used as a mother-in-law area or family entertainment area with it's own and a place to serve and prepare snacks - has a sink and a fridge. The basement has a separate entrance, and could also be used as a Mother-in-law suite (illegal suite) Close to St. Mikes school,, garage door has been replaced. Older RPR will be provided.