



1130 James Avenue
Pincher Creek, Alberta

MLS # A2320196



\$445,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,226 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed, Stone	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Laminate Counters, No Smoking Home		

Inclusions: Electric Range (Basement), Microwave (Basement), Refrigerator (Basement)

Step into a home bursting with personality and timeless appeal! This unique 4-level split offers 3 bedrooms plus a kitchenette on the lower level that could easily be suited, or simply provides exceptional flexibility for extended family, guests, or potential rental income. Inside, you'll be captivated by the home's retro charm, featuring distinctive design elements and a cozy wood-burning fireplace that creates the perfect gathering place on cooler evenings. With multiple levels of living space, there's plenty of room for everyone to spread out while maintaining a warm and inviting atmosphere. Outside, the impressive backyard offers endless possibilities for entertaining, gardening, or simply enjoying the outdoors. Take your relaxation to new heights on the rooftop deck, where you can unwind with your morning coffee or host friends while taking in the views. Filled with character and unique features rarely found today, this one-of-a-kind property is the perfect opportunity for buyers who appreciate vintage style, generous living space, and a home with unforgettable charm. Call your favourite REALTOR[®] to schedule a viewing today!