



**640 Tumbleweed Avenue
Pincher Creek, Alberta**

MLS # A2321437



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,285 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad, Quad or More Detached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to 640 Tumbleweed Avenue, a spacious and exceptionally versatile family home offering 5 bedrooms, 3 bathrooms, and over 2,500 sq. ft. of developed living space. Built in 1994 and situated on a generous 1/3-acre lot, this property combines comfort, functionality, and room to grow both inside and out. The bright main floor features a welcoming layout with an updated kitchen (2014), offering plenty of workspace and storage while overlooking the beautifully maintained backyard. Step out onto the deck and enjoy your morning coffee or evening relaxation from the gazebo, surrounded by mature landscaping, productive garden space, Berry, apple and cherry trees. With 1,285 sq. ft. above grade and an additional 1,254 sq. ft. of developed basement space, there's room for the entire family. The spacious lower level provides excellent flexibility for recreation, hobbies, guests, or multi-generational living. Two separate exterior entrances to the basement create outstanding potential for a future suite or secondary living area. Outside, you'll find ample parking, including RV parking, a front parking pad, and an impressive 44' x 26' four-car garage. The front portion of the garage has been partitioned into a fully insulated workshop complete with overhead heat, making it ideal for mechanics, woodworkers, hobbyists, or anyone seeking year-round workspace. Conveniently located close to walking paths, parks, restaurants, and shopping, this property offers the perfect balance of space, practicality, and location. Whether you're looking for room for a growing family, space for your hobbies, or future suite development potential, 640 Tumbleweed Avenue truly delivers.