



1124 James Avenue
Pincher Creek, Alberta

MLS # A2321567



\$459,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,333 sq.ft.	Age:	-
Beds:	5	Baths:	2
Garage:	Covered, Double Garage Detached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	Residential
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home		

Inclusions: Greenhouse

Welcome to this beautifully maintained bungalow, offering 3+2 bedrooms and an exceptional space that is not only comfortable, but functional for growing families or first time buyers and investors alike. Inside, you'll find a warm and inviting atmosphere with plenty of room for the whole family. The cozy wood-burning stove creates the perfect setting for relaxing on chilly evenings, adding both charm and character to the living space. The basement is fully finished with two additional bedrooms, one that was converted to a work space but could easily be returned to its original intention. A full bathroom, laundry space and two family or flex rooms complete the lower level. You will appreciate the newer, large windows allowing for plenty of natural light throughout the basement. There is potential to suite this level if you don't need the space yourself. Outside, the oversized detached garage provides ample room for vehicles, storage, or a workshop, while the large, private backyard offers an ideal retreat for entertaining, gardening, or simply enjoying the outdoors in your own secluded space. The greenhouse provides an opportunity to grow some fresh vegetables for your family. Combining modern updates with timeless appeal, this spacious bungalow is move-in ready and perfectly suited for growing families or anyone seeking a home with functionality, style, and outstanding curb appeal. RECENT IMPROVEMENTS include a brand new roof, brand new stucco siding, newer windows and a rustic front porch railing, enhancing both the home's efficiency and timeless exterior. Book your showing today!