



GRASSROOTS
REALTY GROUP

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**532 Indian Street
Pincher Creek, Alberta**

MLS # A2326998



\$335,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,171 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Carport, Covered, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Level, Low Maintenance Landscape, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: None

Opportunity knocks at this charming and well-maintained bi-level that's packed with value and ready for its next owners! Featuring 2 spacious bedrooms and a functional layout, this detached home offers comfortable living with thoughtful updates throughout. Step inside to find brand-new laminate flooring on the main level, creating a fresh, modern feel that's both stylish and easy to maintain. The convenience of main-floor laundry makes everyday living a breeze, while the bright living spaces provide a warm and inviting atmosphere. Downstairs, the fully developed basement offers endless possibilities with additional living space, an abundance of storage, and room for a home office, recreation area, or hobby space to suit your lifestyle. There is great potential to develop a suite on the lower level for extended family or added revenue. Outside, you'll love the large backyard, perfect for children, pets, backyard games, or summer gatherings. The covered carport provides sheltered parking year-round, and for added peace of mind, the home's sewer pipes have recently been replaced, giving buyers confidence in this important upgrade. Ideally located a stones throw from the walking trail in Pincher Creek and adjacent to Lion's Park, this home makes it easy to enjoy morning strolls, evening walks, and the beauty of the outdoors right outside your front door. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready home offers comfort, practicality, and exceptional value in a family-friendly setting. Don't miss your opportunity to make this wonderful property in a fantastic location your own!