



GRASSROOTS
REALTY GROUP

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**594 Tumbleweed Avenue
Pincher Creek, Alberta**

MLS # A2327142



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,326 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Gazebo, Lar		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Coat Cabinet, water fountain, garden shed, gazebo, entertainment center

Welcome to this well maintained and lovingly cared for bi-level home, ideally located in Pincher Creek. Enjoy stunning mountain views from a location that offers both convenience and small town charm. This 1241.37 sq ft home features 3 bedrooms and 3 bathroom, offering comfortable space for family living. The large yard has plenty of room to enjoy the outdoors, with additional space for a trailer, storage and parking. A fantastic opportunity to own a well cared for home in one of Pincher Creek's prime locations. Book your showing today!