



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

690 Florence Street
Pincher Creek, Alberta

MLS # A2336203



\$439,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	948 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, Lawn, No Back		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Concrete, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Quartz Counters		

Inclusions: na

Cute and Cozy! Imagine yourself in a charming single-level bungalow with a fully finished basement that offers comfortable living space and modern updates throughout. The inviting exterior features crisp white siding, a dark shingled roof, and a well-kept front lawn with concrete steps leading to the covered entry, while a private wooden fence adds a sense of seclusion. Inside, light hardwood floors and warm wood-plank ceilings create a bright, open feel across the main floor, where the living room centers around a cozy gas fireplace framed in grey stone and topped with a rustic mantel, perfect for gathering on cooler evenings. A spacious kitchen with soft grey cabinetry, stainless steel appliances, and a generous island flows seamlessly into the dining area, making everyday meals and entertaining effortless. Two well-proportioned bedrooms share a full bathroom on this level, along with a practical mudroom for keeping outdoor gear organized. Downstairs, the finished basement expands the home with a large recreation room ideal for family activities or a home theatre, an additional bedroom, a second full bathroom, laundry facilities, and bonus storage or utility space. Located in a quiet residential neighbourhood, this property places you just a short drive from the stunning trails and lakes of Waterton Lakes National Park, the slopes of Castle Mountain Resort, and the scenic mountain roads of Crowsnest Pass, offering an ideal base for outdoor adventure while still enjoying the convenience of small-town living in Pincher Creek.