



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

550 Charlotte Street
Pincher Creek, Alberta

MLS # A2350929



\$495,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,267 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Heated Garage, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Street Lighting		

Heating: Baseboard, Boiler, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Stone

Foundation: Poured Concrete

Features: Closet Organizers, No Smoking Home, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Residential

Utilities: -

Inclusions: Two credenzas on the lower level

This thoughtfully designed four-level split house has 1,267 square feet above grade and an impressive 1,123 square feet below, with four bedrooms and two and a half bathrooms. With its thoughtfully designed layout and recent upgrades, this residence offers both comfort and practicality for those seeking a spacious home with generous living areas. The many upgrades include flooring, fresh paint, refrigerator, stove, fencing and eavestroughs. A heat pump and air conditioner in the living room and two bedrooms on the upper level were installed in the last few years, ensuring pleasant temperatures regardless of season. Outside, the backyard is a mix of well-kept lawn and a fenced garden area. Secure your vehicles and belongings in the double, detached, heated garage built four years ago. The driveway has room for two additional vehicles, and there is ample street parking on the corner lot. Blown-in insulation, updated windows, and a new boiler and hot water tank (five years old) ensure energy efficiency and cozy warmth, creating a truly inviting home for years to come. One more added bonus – the home is equipped with a generator providing back-up power if needed. All that’s left to do is move in. Call your favourite REALTOR® to see this great home today!