



GRASSROOTS
REALTY GROUP

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972 Poplar Avenue
Pincher Creek, Alberta

MLS # A2352353

\$435,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,169 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Garden		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Vinyl Windows		

Inclusions: None

Impeccably maintained 4-bedroom, 2.5-bathroom home situated on a corner lot. This home offers a functional layout blending traditional warmth with modern updates. The main levels feature updated finishes throughout, while the fully finished basement provides versatile secondary living space, ideal for a recreation room, home gym, or media center. Significant mechanical upgrades offer long-term value, including a new furnace and a new water heater. The exterior features a large deck ideal for outdoor dining and entertaining. Beautifully updated and meticulously cared for, this standout property is completely turnkey and ready to welcome its next owners.