



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1275 Tumbleweed Avenue
Pincher Creek, Alberta

MLS # A2215715



\$400,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,307 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.16 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	Garbage Collection, Phone
Features:	Bathroom Rough-in, No Smoking Home, Vaulted Ceiling(s)		
Inclusions:	Window coverings		

Comfortable 3 bedroom home on the North hill. This property features a low maintenance yard, mature trees and backs onto a park. The partially developed basement (bonus room) has plans for 2 additional bedrooms, a bathroom and storage room all roughed in and waiting to be finished by the new owner. The main floor has a good size master bedroom with a full 4 piece en-suite, 2 additional bedrooms, 4 piece main bath as well as the living room, dining and kitchen. Garden doors off the dining room lead to a deck. The detached double garage is dry walled, insulated. Perfect home for a growing family!