



GRASSROOTS
REALTY GROUP

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**891 Dundas Street
Pincher Creek, Alberta**

MLS # A2230088



\$589,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,136 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Off Street, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Lawn, Private, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

Welcome to 891 Dundas Street, a beautifully updated bi-level home in one of Pincher Creek's most desirable locations. Situated on a spacious 8,100+ sqft lot, this property backs onto scenic walking paths and sits right beside the creek, offering tranquility and convenience all in one. The upper level has been completely renovated, showcasing a stunning new kitchen, with enclosed deck attached, updated flooring throughout, and modern bathrooms, including a 4-piece main bath and a 2-piece ensuite off the primary bedroom. With 1,135 sqft on the main floor and an additional 1,039 sqft below, there's plenty of space for the whole family. The lower level features a walk-up basement with separate entry potential, making it ideal for future development into a suite. This level includes two additional bedrooms, a 3-piece bathroom, and is flooded with natural sunlight. Enjoy the finished double garage with a concrete driveway, providing ample parking for guests, family gatherings, and entertaining. The sprawling backyard offers plenty of room to relax, play, or store your outdoor gear. Don't miss this opportunity to own a turnkey home in a peaceful setting just minutes from all the amenities of town.