



**GRASSROOTS**  
REALTY GROUP

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**511 Kettles Street  
Pincher Creek, Alberta**

**MLS # A2235855**



**\$290,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	936 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Off Street		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Irregular Lot, Lawn, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Vaulted Ceiling(s)		

**Inclusions:** 2 fridges (1 kitchen, 1 basement)

Nestled in the heart of Pincher Creek just off main street, with a short drive to the Rocky Mountains. Vaulted ceilings throughout the main floor create an airy, open feel, while the upper-level walkway offers a striking overlook to the living space below—ideal for those who appreciate natural light. Upstairs, you'll find three generously sized bedrooms and a well-appointed 4-piece bathroom. The middle bedroom offers direct access to the spacious back deck—perfect for morning coffee or evening relaxation with views of the mature trees that line the fully fenced backyard. The basement holds impressive potential with its high ceilings, a 3-piece bathroom, and multiple storage spaces, including a large back storage room with built-in shelving. The expansive laundry area offers even more room to organize or develop as needed.