



**GRASSROOTS**  
REALTY GROUP

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**32, 895 Elizabeth Street  
Pincher Creek, Alberta**

**MLS # A2236547**



**\$94,900**

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,074 sq.ft.	Age:	-
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** fridge, stove, hood fan, light fixtures, dishwasher, washer/dryer.

Not your average mobile. Not your average price. Welcome to #32 &ndash; a beautifully redone 4-bedroom home in Pincher Creek for under \$100,000. You read that right. Try finding something this move-in ready at this price point&mdash;anywhere. Inside, everything&rsquo;s been refreshed so you won&rsquo;t be stuck renovating. Need a workspace or extra bedroom? The bonus room is ready for whatever you need it to be. New windows that let all the light in and a kitchen/living room layout that is perfect for your family or entertaining. Outside, the yard is a rare gem for park living&mdash;big enough for a trampoline, BBQs, or just lounging in the sun. And let&rsquo;s be honest: living in Pincher Creek is the real win. A small town that actually has it all&mdash;Walmart, No Frills, great local restaurants and shops, an indoor pool, and schools that families rave about. You&rsquo;re tucked in the foothills, with the Rockies practically in your backyard. Hiking, fishing, hunting, and Waterton just down the road. This isn&rsquo;t just a great starter&mdash;it&rsquo;s a smarter way to live.