



GRASSROOTS
REALTY GROUP

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**724 Florence Street
Pincher Creek, Alberta**

MLS # A2241418



\$398,500

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,133 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Lawn, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Composite Siding, Concrete, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance, Storage, Wood Windows		

Inclusions: na

Welcome to 724 Florence Street, Pincher Creek. This well-maintained, move-in-ready home offers 3 bedrooms, 1.5 bathrooms, and over 1,700 sqft of total living space. Featuring new vinyl flooring and a spacious kitchen, the main level provides a bright and functional layout for everyday living. The lower level adds additional space for a family room, home gym, or hobby area. Enjoy the convenience of an attached 12' x 22' garage and a large backyard complete with a wired workshop—perfect for storage, projects, or outdoor entertaining. Located next to St. Michael's School and just a short walk from downtown shopping, playgrounds, and walking paths, this home is an excellent option for families, first-time buyers, or anyone seeking a solid, comfortable property in a quiet, central location.