



**GRASSROOTS**  
REALTY GROUP

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**764 Hyde Street  
Pincher Creek, Alberta**

**MLS # A2243063**



**\$270,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,052 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Brick/Mortar, Combination, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Living room shelving

This well maintained bungalow with fully fenced yard is a great home if you're just starting out, ready to downsize, or looking for an investment property. With an open floorplan, two bedrooms, an updated 4-piece bathroom, and laundry room all located on one level, the layout is perfect for a single person or small family. The back yard has a large deck, a garden shed for outdoor storage, and a nice firepit area.