



GRASSROOTS
REALTY GROUP

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**418 Charlotte Street
Pincher Creek, Alberta**

MLS # A2249698



\$445,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,057 sq.ft. | Age: | 1965 (60 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Off Street, Single Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Lawn, Level | | |

Heating: Forced Air

Floors: Vinyl Plank

Roof: Metal

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R`1

Utilities: -

Inclusions: N/A

Welcome to 418 Charlotte Street – Where Charm Meets Comfort! Step into this delightful cottage-style bungalow and feel instantly at home. With its inviting curb appeal and warm interior touches, this five-bedroom, two-bathroom gem offers the perfect blend of character and functionality. Inside, you'll love the open-concept layout adorned with rich wood accents that add warmth and elegance throughout. The fully finished basement provides ample space for a family room, home office, or guest retreat—whatever suits your lifestyle. The single attached garage is not only finished but also thoughtfully equipped with an EV plug-in, making it ideal for modern living. Outside, enjoy a private backyard—perfect for weekend barbecues, playtime with the kids, or simply unwinding under the stars. This home is more than just a place to live—it's a place to love. Come see for yourself!