



**GRASSROOTS**  
REALTY GROUP

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**771 Mountain Street  
Pincher Creek, Alberta**

**MLS # A2250920**



**\$339,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Garden, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	N/A
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Welcome to 771 Mountain Street, a charming one-and-a-half-story home in a convenient Pincher Creek location, close to downtown shopping, schools, and playgrounds. Offering 884 sqft of living space, this property features 2 bedrooms, 1 bathroom, and an attached single-car garage. The main floor boasts updated flooring throughout, a spacious living room filled with natural light, and a modest layout that's cozy and inviting. The undeveloped basement includes a walk-up to the outside, providing excellent potential for future development or customization to suit your needs. Upstairs, the top floor offers additional storage or the opportunity to create another finished room. Outside, enjoy a fenced front yard, a backyard shed, and a generous garden area for outdoor projects or relaxing in the fresh air. This home is full of possibilities, whether you're a first-time buyer, or simply looking for a cozy home with room to grow.