



**GRASSROOTS**  
REALTY GROUP

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**569 Charlotte Street  
Pincher Creek, Alberta**

**MLS # A2251134**



**\$350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	962 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	Res
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance		

**Inclusions:** Garden Shed

Located on sheltered, quiet Charlotte Street, this property is a must see. The three-bedroom, two-bathroom bungalow has a perfect floorplan for a growing family. A good sized kitchen with breakfast bar and gas range looks out over the welcoming back yard. The open floor plan and large windows make a bright, welcoming space. Two bedrooms and a four piece bathroom round out the main floor. If you don't need the space on the lower level, a separate entrance provides great potential to suite this level. The lower level was recently updated with a cozy family room, large bedroom, and three-piece ensuite bathroom. All you would need to add is a small kitchenette and it would be ready to go. The property has a great fully fenced yard that backs on to the Lions Park, with the popular walking path along Pincher Creek right behind the park. Blown-in insulation was added to the attic a few years ago, and there is room to park four vehicles off-street on the concrete driveway. Call your favourite REALTOR® to see this great home today!