



**762 Lebel Street  
Pincher Creek, Alberta**

**MLS # A2277520**



**\$475,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,187 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Garage Door Opener, Garage Faces Front,		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscap		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Granite Counters, No Smoking Home		

**Inclusions:** N/A

Move-in ready and located adjacent to the golf course! Welcome to 762 Lebel Street in Pincher Creek, a well-cared-for home offering three bedrooms plus a den and three bathrooms, with a fully developed lower level providing plenty of space for family living. The main level features a bright and comfortable layout with two gas fireplaces—one in the living room and another in the family room—creating warm and inviting spaces throughout the home. The kitchen includes updated cupboards, beautiful granite countertops, newer appliances, and newer windows, making it both functional and stylish. Step out from the dining area onto the large deck, perfect for relaxing or entertaining, while the fully fenced backyard provides great space for kids and pets. Parking is convenient with a single attached garage, two paved parking spaces off the back alley, and an additional front driveway parking spot. The attached garage also offers direct access to both the lower level and the backyard. Located in the friendly community of Pincher Creek, this property offers easy access to outdoor recreation and is within comfortable driving distance of Waterton Lakes National Park and the Crowsnest Pass, making it ideal for those who enjoy the mountains and the outdoors. Call your favourite REALTOR® to book your showing today!