1152 Morden Avenue
Pincher Creek, Alberta

MLS # A2278564

$349,000

Division:	NONE
Type:	Residential/House
Style:	Bungalow

Size:	1,206 sq.ft.	**Age:**	1959 (67 yrs old)
Beds:	3	**Baths:**	1

Garage:	Carport, Concrete Driveway
Lot Size:	0.15 Acre
Lot Feat:	Back Yard, Front Yard, Private

Heating:	Fireplace(s), Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Laminate		**Sewer:**	-
Roof:	Membrane		**Condo Fee:**	-
Basement:	Partial		**LLD:**	-
Exterior:	Vinyl Siding		**Zoning:**	Residential
Foundation:	Block		**Utilities:**	-
Features:	Ceiling Fan(s), No Smoking Home			

Inclusions:	N/A

This charming 3-bedroom, 1-bathroom home presents a fantastic opportunity for first-time buyers seeking a move-in-ready property with the big-ticket updates already completed. Featuring main floor laundry and a walk-in shower, the layout is both practical and comfortable for everyday living. The cozy living room is highlighted by a beautiful gas fireplace, creating a warm and welcoming space to relax or entertain. Important updates include a new roof, a new hot-water heater, and several updated windows, offering peace of mind and added efficiency. Located on a quiet street, the home also offers a private backyard with a storage shed—perfect for pets, kids, or summer evenings. A paved driveway and carport provide convenient off-street parking, and a wheelchair ramp offers easy access if needed. An affordable, well-cared-for home in a peaceful location—an ideal place to start your homeownership journey.