



**581 Broadview Street
Pincher Creek, Alberta**

MLS # A2286517



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,205 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Pool Table

Pool Anyone? This solid 3+1 bedroom, 2-bathroom home delivers main-floor living at its best. Hardwood floors run through the bright, open living and dining areas, connecting smoothly to a practical kitchen boasting generous oak cabinetry and counter space. The primary bedroom comes with its own 3-piece ensuite, two additional main-floor bedrooms share a full 4-piece bath, and main-floor laundry keeps daily routines simple. The fully developed basement expands your options with a huge rec room complete with the pool table staying – ready for game nights, movie marathons, or casual hangouts. A fourth bedroom, versatile den/office, 3-piece bath, utility area, and plenty of storage round out the lower level, giving flexibility for guests, hobbies, or extra living space. Outside, a spacious covered deck invites summer barbecues, morning coffee, or evening relaxation, overlooking a private backyard with mature trees and room to enjoy the outdoors. The attached double garage handles parking and storage with ease. Pincher Creek offers the ideal mix of small-town friendliness and proximity to epic southern Alberta experiences. Minutes from Lundbreck Falls for quick hikes and picnics, a short drive to Waterton Lakes National Park for stunning lakes, wildlife, and trails, and easy access to Castle Provincial Park and Crowsnest Pass for hiking, mountain biking, fishing, and historic sites like Frank Slide. Year-round adventures include fly fishing on local rivers, kayaking at Oldman Reservoir, skiing at Castle Mountain Resort, and more – all while living in a welcoming community. In a market with tight inventory, strong demand, and steady buyer interest, this home stands out as excellent value. The pool table stays, making it move-in ready for your next chapter.