



**818 Mountain Street
Pincher Creek, Alberta**

MLS # A2286562



\$319,000

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|------------------|------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 905 sq.ft. | Age: | 1936 (90 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space | LLD: | - |
| Exterior: | Concrete, Other | Zoning: | r1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Recessed Lighting, See Remarks | | |

Inclusions: N/A

Welcome to this beautifully fully renovated 2-bedroom, 1-bathroom home offering 904 sqft of comfortable, modern living in a convenient Pincher Creek location. This move-in-ready property features a brand new forced air furnace, ensuring efficient year-round comfort. Inside, you'll find a completely new kitchen designed with both style and functionality in mind, along with durable vinyl flooring flowing seamlessly throughout the home. Situated on a well-located lot, the property also includes a single-car garage and a separate workshop in the backyard—perfect for storage, hobbies, or additional workspace. Enjoy the convenience of being just a short walk to Main Street amenities and Matthew Halton High School, making this an ideal option for first-time buyers, or downsizers. Don't miss your opportunity to own this turn-key home in the heart of Pincher Creek.