



6, 1229 Waterton Avenue  
Pincher Creek, Alberta

MLS # A2290019



**\$189,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** Window Coverings, Sheds

This meticulously cared-for mobile home offers 3 bedrooms and 2 bathrooms in a peaceful part of town, just steps from the creek. This home is filled with character and thoughtful updates, including a newly renovated 3-piece bathroom. The private backyard is a true retreat, featuring two storage sheds, plus a larger shed/workshop for hobbies or extra space. A paved driveway, a lovely deck, and a concrete firepit pad create the perfect setting for relaxing evenings or gathering with friends and family. With its warm and inviting layout, outdoor spaces designed for enjoyment, and quiet location close to nature, this home is ready for you to move in and make it your own!