



**1158 Albert Avenue  
Pincher Creek, Alberta**

**MLS # A2291079**



**\$324,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	1906 (120 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Driveway, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Level		

<b>Heating:</b>	Boiler, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Combination, Other, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Window Sheers, Blinds, Gas Fireplace in Living Room (not connected), Grey Chest of Drawers (upstairs), Barbeque, Two Garden Sheds

This character home built in 1906 will definitely catch your eye! Located on an oversized lot with a long driveway, detached single car garage, and a huge yard with covered deck, it has so much to offer both inside and out. There are two bedrooms on the main level, and two small bedrooms upstairs. You can see from the pictures that the home has the coziest living room / dining room you can imagine. With two corner windows, the kitchen has lots of natural light and a great view of the back yard. The Jack and Jill three piece bathroom on the upper level has the original clawfoot tub, and the original radiators have been preserved throughout, providing so much character. With a tin roof, new hot water tank and a recently (and regularly) serviced boiler, this home is warm and ready for your family to move in. Call your favourite REALTOR® today to see this sweet home!