



1052 Bev McLachlin Drive  
Pincher Creek, Alberta

MLS # A2294430



**\$200,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,097 sq.ft.	<b>Age:</b>	1930 (96 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Lawn, Level		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Wood

**Roof:** Asphalt Shingle

**Basement:** Crawl Space

**Exterior:** Composite Siding

**Foundation:** Brick/Mortar

**Features:** High Ceilings, Laminate Counters, Open Floorplan, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** None

Picture a charming old character home that feels warm the moment you step inside. Full of history, personality, and thoughtful vintage detail. This home is modest in size, with two cozy bedrooms and a single bathroom, but every space is rich with charm. Inside, you're welcomed by a mix of newer laminate and rustic wood floors that creak softly underfoot, telling stories of decades past. The living room is inviting with tall baseboards and high ceilings. Tons of natural light bathes the entire main floor from every angle. The kitchen carries a nostalgic feel with classic wood cabinets that are in fantastic condition! There is lots of counter space for cooking and entertaining, plus a small dining nook for quiet mornings. Both bedrooms are full of character with just enough space for a restful retreat. This home has many unique touches, with an extra space off the kitchen (not heated) to use as a workshop, art studio, etc. This is the perfect option for first time buyers at an affordable price, or those looking to try their hand at "restoring" a vintage property. The potential is endless at 1052 Bev McLachlin Drive. Book your visit today to have a look and let your imagination walk you through the property.