



1052 Bev McLachlin Drive
Pincher Creek, Alberta

MLS # A2294430



\$200,000

| | | | |
|------------------|-----------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 916 sq.ft. | Age: | 1930 (96 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Driveway, Off Street, Parking Pad | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | 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

Built in 1930, this character home feels warm the moment you step inside. The home is modest in size, with two cozy bedrooms, a single bathroom, and a large living room that welcomes you with tall baseboards and high ceilings. Tons of natural light bathes the entire main floor from every angle. The kitchen comes with lots of counter space for cooking, plus a small dining nook for quiet mornings. This home has many unique touches, with an extra space off the kitchen (not heated) to use as a workshop, art studio, etc. This property is the perfect option for first time buyers at an affordable price, or those looking to try their hand at "restoring" a vintage property. With off-street parking, a fully fenced yard, and large back patio, 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.