



**GRASSROOTS**  
REALTY GROUP

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**1144 James Avenue  
Pincher Creek, Alberta**

**MLS # A2298998**



**\$299,000**

|                  |                                  |               |                    |
|------------------|----------------------------------|---------------|--------------------|
| <b>Division:</b> | NONE                             |               |                    |
| <b>Type:</b>     | Residential/House                |               |                    |
| <b>Style:</b>    | Bungalow                         |               |                    |
| <b>Size:</b>     | 1,000 sq.ft.                     | <b>Age:</b>   | 1900 (126 yrs old) |
| <b>Beds:</b>     | 2                                | <b>Baths:</b> | 1                  |
| <b>Garage:</b>   | None                             |               |                    |
| <b>Lot Size:</b> | 0.16 Acre                        |               |                    |
| <b>Lot Feat:</b> | Back Yard, Lawn, Rectangular Lot |               |                    |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Metal   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Partial   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Laminate Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows |                   |    |

**Inclusions:** N/A

Welcome to 1144 James Ave in Pincher Creek! This beautifully updated 2-bedroom, 1-bathroom home offers 999 sq ft of comfortable living space and is truly move-in ready. From the moment you step inside, you're greeted by a spacious entryway that opens into a bright, inviting living room, perfect for relaxing or entertaining. The home features newer flooring throughout, along with numerous updates, including a new roof, hot water tank, and modern fixtures, giving it a fresh, turnkey feel. The generous kitchen and dining area provide ample space for everyday living, while the updated 3-piece bathroom adds both style and functionality. Downstairs, you'll find an additional 396 sq ft of basement space, ideal for storage, a hobby area, or a great spot for kids to play. Outside, the large backyard includes a sizable storage shed that could easily double as a workshop or extra storage space. With its thoughtful updates and functional layout, this home is a fantastic opportunity for first-time buyers, downsizers, or investors alike.