



GRASSROOTS
REALTY GROUP

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**689 Frederick Street
Pincher Creek, Alberta**

MLS # A2112906



\$519,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,650 sq.ft.	Age:	1972 (52 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting, Rectangular Lot		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	Solar Panels
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Experience the pinnacle of eco-friendly living in this stunning property, where modern amenities meet unparalleled comfort. Located on the serene streets of Frederick Avenue, this home offers a unique combination of privacy, sophistication, and environmental consciousness. Featuring solar panels, in-floor heating, and an exquisite main bathroom, this residence sets a new standard for sustainable luxury. Eco-Friendly Elegance: Solar Panels: Embrace energy efficiency with state-of-the-art solar panels that significantly reduce utility costs while promoting a greener lifestyle. In-Floor Heating: Enjoy the cozy warmth and comfort of in-floor heating throughout the home, ensuring even temperature distribution during colder months. Interior Highlights: Spectacular Main Bathroom: Indulge in the spa-like ambiance of the spectacular main bathroom, boasting premium finishes, a soaking tub, and a spacious walk-in shower. Illegal Airbnb Ready: A separate, fully equipped illegal suite offers a fantastic income opportunity or a private space for guests, complete with its own entrance and all the comforts of home. Modern Kitchen and Living Spaces: The heart of the home features a modern kitchen with high-end appliances and an open layout that flows seamlessly into the living areas, perfect for entertaining and everyday living. Outdoor and Additional Features: Detached Double Garage: A spacious double garage, detached from the main residence, provides ample space for vehicles and storage, complementing the property's blend of functionality and style. Privacy and Views: With no back neighbors, enjoy unparalleled privacy and uninterrupted views of the natural surroundings, creating a peaceful retreat in your own backyard. Entertainment and Relaxation Spaces: The property includes thoughtfully designed outdoor spaces that cater to relaxation and entertainment, allowing

you to enjoy the beauty of outdoor living. Prime Location: Nestled in a coveted area, 689 Frederick Avenue enjoys the tranquility of no back neighbors, offering a secluded haven that remains conveniently close to local amenities and attractions. This home is an ideal sanctuary for those who value privacy, comfort, and sustainability. Embrace the future of living at 689 Frederick Avenue, where every detail is designed with your well-being and the planet in mind. This property is not just a home; it's a lifestyle choice. Don't miss this rare opportunity to own a piece of eco-friendly paradise.