



**8, 1261 Beverley McLachlin Drive
Pincher Creek, Alberta**

MLS # A2139443



\$223,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	939 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Parking Pad		
Lot Size:	-		
Lot Feat:	Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vinyl Windows		

Inclusions: window coverings

Welcome to Unit #8, 1262 Beverley McLachlin Drive, a charming and convenient single-level attached home perfect for downsizing or retirement. This 939 sqft condo has been freshly painted, with newer vinyl flooring throughout, providing a fresh and modern feel and ready for its new owner. Enjoy the ease of exterior maintenance, snow shovelling, and yard care, all covered by the condo fees, allowing you to focus on the things that matter most. The large asphalt driveway offers ample parking space for you and your guests. This home features updated air conditioning, ensuring your comfort during warm weather. Additional features include a locked exterior storage space, providing extra room for your belongings. Located near the Pincher Creek Hospital, this home ensures peace of mind with quick access to healthcare facilities. The Co-op shopping mall is just a short walk away, offering convenient access to groceries and other essentials. Whether you're looking for a comfortable place to retire or simply a low-maintenance lifestyle, this condo is the perfect choice. Don't miss out on this opportunity to make this delightful home your own!