



**1114 John Avenue  
Pincher Creek, Alberta**

**MLS # A2143752**



**\$220,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1955 (69 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	A1
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters		

**Inclusions:** N/A

Welcome to 1114 John Ave in the heart of Pincher Creek! This charming 1092 sqft home is perfectly situated on a quiet street, offering tranquility and convenience. With 2 bedrooms and 1 bath, this home is ideal for a small family or as a potential rental property. The spacious kitchen is a standout feature, providing plenty of room for culinary creativity. The home offers great potential with a few updates, particularly in the bathroom, which presents an excellent opportunity for you to add your personal touch. One of the highlights of this property is the large backyard, perfect for outdoor activities, gardening, or simply relaxing in your private oasis. Additionally, the property features two single-car garages that are joined together, providing ample parking and storage space. You can easily use one garage as a workshop, catering to all your hobby or project needs. Enjoy the convenience of being next to walking paths, the local museum, and within close proximity to Main Street, the swimming pool, schools, and the downtown core. This location ensures easy access to all the amenities and attractions that Pincher Creek has to offer. Whether you're looking to settle down in a cozy neighborhood or seeking an investment opportunity, this home is a great choice. With a little TLC, it has the potential to become your perfect haven.