



**895 Kettles Street  
Pincher Creek, Alberta**

**MLS # A2144594**



**\$280,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	936 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Insulated, Leased, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** N/A

This move-in-ready duplex features four bedrooms and two bathrooms, offering a spacious floor plan accommodating everyone. Built in 2006 and lovingly maintained by its second owner, this home is in excellent condition. Large windows flood both levels with natural light. The main-floor living room and the lower-level family room provide ample space for relaxation and activities. Enjoy warm summer days on the deck of the primary bedroom or the walking paths along the creekside just minutes away. The property includes off-street parking for three vehicles: one in the attached garage and two on the back concrete pad. This home is in a great location in the heart of Pincher Creek, close to Matthew Halton High School, downtown shopping, and many amenities.