



**612 McDougall Street
Pincher Creek, Alberta**

MLS # A2171787



\$289,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,121 sq.ft.	Age:	1977 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Attached Carport, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas
Features:	Laminate Counters, See Remarks, Storage		

Inclusions: N/A

This beautifully updated half-duplex is the perfect blend of space, comfort, and location, making it ideal for families. With 5 bedrooms, 2 bathrooms, and over 2,100 sqft of thoughtfully designed living space, this home is ready to meet your needs. The standout feature is the newly developed walkout basement, which has been completed with meticulous attention to detail. All permits were pulled, inspections passed, and Egress windows installed, ensuring safety, quality, and peace of mind. This lower level includes two bright bedrooms, a full bathroom, and a recreational space—perfect for a growing family, home office, or rental income opportunity. Upstairs, 1121 sqft of living space offers an inviting layout, with a cozy kitchen and dining area that flow seamlessly onto the deck, perfect for summer barbecues or quiet evenings under the stars. The backyard provides plenty of room to bring your vision to life, whether it’s a garden oasis or a play area for kids. Located next to St. Michael’s School, this home is a dream for families with children. Education, playgrounds, and community events are just steps away. Combine all this with its proximity to local amenities, and you have a property that is as practical as it is promising. Whether you’re looking for your next home or an investment, 612 McDougall Street is ready to deliver.