



**359 Oakwood Drive
Pincher Creek, Alberta**

MLS # A2186428



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Laminate Counters		

Inclusions: N/A

Nestled on a quiet street, this charming home is packed with potential and perfectly designed for both comfort and future possibilities! The main floor features a bright and functional layout with three bedrooms, a refreshed four-piece bathroom, and a spacious living room with newly updated flooring that adds warmth and style. The kitchen has been smartly redesigned to offer impressive storage and is filled with natural light, making it the perfect spot for cooking and gathering. Recent updates, including all new windows on the main floor and an upgraded roof, ensure comfort and efficiency for years to come. The basement is already framed and ready for your vision, with plans for two additional bedrooms and a bathroom. Whether you're dreaming of extra family space, a home office, or a guest retreat, the hard work has been started for you. Parking is never an issue, thanks to alley access leading to the single detached garage, plus a front carport that keeps your vehicles protected during the winter months. The fully fenced backyard offers privacy and a peaceful retreat, perfect for outdoor entertaining or relaxing in your own oasis. Situated on a quiet street in a great location, this charming home is a true find. Within walking distance to the Canyon Elementary School and the Ag Grounds. Don't miss your chance to make it yours!