



**GRASSROOTS**  
REALTY GROUP

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**893 Kettles Street  
Pincher Creek, Alberta**

**MLS # A2206567**



**\$315,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	Multi Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Sump Pump(s)		

**Inclusions:** N/A

This clean, well-maintained four-bedroom, two-bathroom home with an attached garage is perfect for families or investors. Enjoy an abundance of natural light from large windows on both levels. The floor plan allows family members to spread out and have their own space, with a good sized family room on the lower level and a bright, open living & dining room on the upper level. Within walking distance of Main Street, Matthew Halton High School, the pool, library, arena and golf course, this home is in a great location. With its prime location, spacious layout, and excellent condition, you will want to call your favourite REALTOR® to view it today!