



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**838 Evergreen
Pincher Creek, Alberta**

MLS # A2211161



\$320,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,347 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl, Wood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage, Wood Windows		

Inclusions: N/a

Welcome to 838 Evergreen Crescent in Pincher Creek — a spacious family home with room to grow! This 5-bedroom, 2.5-bathroom property offers 1,347 square feet above grade, with a layout that suits a variety of lifestyles. The upper level features three bedrooms, including a generously sized primary bedroom complete with its own 2-piece ensuite. Enjoy a bright, roomy kitchen and a large living area that's perfect for family gatherings. Downstairs, you'll find two additional bedrooms and a sizeable family room awaiting your personal finishing touches. The home is equipped with a high-efficiency furnace, water-on-demand heater. Step outside to a private backyard with a nice deck and storage shed — ideal for summer BBQs and outdoor enjoyment. This home offers plenty of potential for updates to make it your own. Located close to schools and playgrounds, this is a great opportunity to invest in a family-friendly neighborhood.