



**GRASSROOTS**  
REALTY GROUP

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**724 Lacombe Street  
Pincher Creek, Alberta**

**MLS # A2212577**



**\$145,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	800 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer

If you're a skilled contractor, this could be the perfect project for you! This little home needs some work, but it also has a lot to offer. The sewer lines on the property and the plumbing to the bathroom have already been redone. A section in the kitchen still needs repair. The flooring, bathroom, and electrical panel have been updated. The property also features a great location, a huge lot, and alley access. Contact your REALTOR® today for more information!