

# \$400,000 - 1275 Tumbleweed Avenue, Pincher Creek

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MLS® #A2215715

**\$400,000**

3 Bedroom, 2.00 Bathroom, 1,307 sqft

Residential on 0.16 Acres

NONE, Pincher Creek, Alberta

Comfortable 3 bedroom home on the North hill. This property features a low maintenance yard, mature trees and backs onto a park. The partially developed basement (bonus room) has plans for 2 additional bedrooms, a bathroom and storage room all roughed in and waiting to be finished by the new owner. The main floor has a good size master bedroom with a full 4 piece en-suite, 2 additional bedrooms, 4 piece main bath as well as the living room, dining and kitchen. Garden doors off the dining room lead to a deck. The detached double garage is dry walled, insulated. Perfect home for a growing family!



Built in 1995

## Essential Information

MLS® #	A2215715
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,307
Acres	0.16
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

## Community Information

Address	1275 Tumbleweed Avenue
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

### Amenities

Utilities	Garbage Collection, Phone Available
Parking Spaces	4
Parking	Double Garage Detached, Insulated, Off Street, Garage Door Opener, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	April 28th, 2025
Days on Market	47
Zoning	R1

### Listing Details

Listing Office	THE VILLAGER REAL ESTATE CO.
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