

# \$245,000 - 6, 1229 Waterton Avenue, Pincher Creek

MLS® #A2244493

## \$245,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Mobile on 0.00 Acres

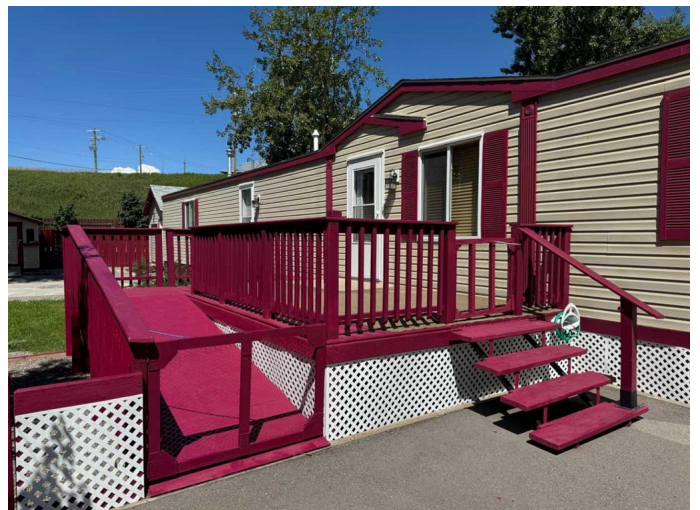
NONE, Pincher Creek, Alberta

Pride in ownership is evident in this lovely, well maintained 3 bedroom, 2 bath Modular home. From the minute you drive up to the property, you can clearly see the care put into this home. The yard is immaculate and well cared for. The paved driveway has room for 3 vehicles, the yard is fully fenced, has a concrete pad for a fire pit and includes 3 sheds, two of which are insulated and have power. The deck is roomy and includes a ramp for easy access. The inside of the home also reflects both pride and cleanliness. The large living room has new flooring and trim. The kitchen boasts upgraded Hickory cabinets, new sink and taps, under sink hot water tank for instant hot water, newer appliances and under cabinet lighting. Large primary bedroom with a walk in closet and 4 piece en-suite. And check out the newly renovated main bath with a beautiful walk in shower!

Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244493  |
| Price          | \$245,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,216     |
| Acres          | 0.00      |
| Year Built     | 2010      |



|          |                         |
|----------|-------------------------|
| Type     | Mobile                  |
| Sub-Type | Mobile                  |
| Style    | Single Wide Mobile Home |
| Status   | Active                  |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 6, 1229 Waterton Avenue      |
| Subdivision | NONE                         |
| City        | Pincher Creek                |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K 1W0                      |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Cable Available, Water Connected |
| Parking Spaces | 3                                                                                               |
| Parking        | Off Street, Parking Pad, Paved                                                                  |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Skylight(s)                                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                         |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard, Rain Gutters |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame, Masonite       |
| Foundation        | Pillar/Post/Pier           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 4               |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | THE VILLAGER REAL ESTATE CO. |
|----------------|------------------------------|

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