

# \$350,000 - 569 Charlotte Street, Pincher Creek

MLS® #A2251134

## \$350,000

3 Bedroom, 2.00 Bathroom, 962 sqft

Residential on 0.15 Acres

NONE, Pincher Creek, Alberta

Located on sheltered, quiet Charlotte Street, this property is a must see. The three-bedroom, two-bathroom bungalow has a perfect floorplan for a growing family. A good sized kitchen with breakfast bar and gas range looks out over the welcoming back yard. The open floor plan and large windows make a bright, welcoming space. Two bedrooms and a four piece bathroom round out the main floor. If you don't need the space on the lower level, a separate entrance provides great potential to suite this level. The lower level was recently updated with a cozy family room, large bedroom, and three-piece ensuite bathroom. All you would need to add is a small kitchenette and it would be ready to go. The property has a great fully fenced yard that backs on to the Lions Park, with the popular walking path along Pincher Creek right behind the park. Blown-in insulation was added to the attic a few years ago, and there is room to park four vehicles off-street on the concrete driveway. Call your favourite REALTOR® to see this great home today!

Built in 1965

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2251134  |
| Price     | \$350,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 962         |
| Acres          | 0.15        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 569 Charlotte Street         |
| Subdivision | NONE                         |
| City        | Pincher Creek                |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K1W0                       |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 4                             |
| Parking        | Concrete Driveway, Off Street |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Separate Entrance                                            |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Fire Pit                                                     |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Wood Siding                                                  |
| Foundation        | Block                                                        |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 27th, 2025 |
|-------------|-------------------|

|                |     |
|----------------|-----|
| Days on Market | 19  |
| Zoning         | Res |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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