\$585,000 - 1243 Tumbleweed Avenue, Pincher Creek

MLS® #A2263295

\$585,000

5 Bedroom, 3.00 Bathroom, 1,361 sqft Residential on 0.15 Acres

NONE, Pincher Creek, Alberta

Step into this spacious, beautifully maintained home that perfectly blends comfort, versatility. and charm. With three bedrooms on the main floor and two generously sized bedrooms in the fully finished basement, there's ample room for family, guests, or even a home office setup. The three full bathrooms ensure everyone has their own space, while the bright, open-concept kitchen, dining, and living room create the ideal setting for entertaining or relaxing with loved ones. Sunlight pours through the south-facing windows, filling the home with warmth and natural light. Situated on a corner lot, the property features a fully fenced backyardâ€"perfect for kids, pets, and summer barbecues. You'II also find plenty of parking and storage options, including an attached single garage, a double detached garage, and extra room for RV parking. Adding to its appeal, this home was previously operated as a successful BNB, offering a wonderful income-generating opportunity. Financials can be provided to serious buyers interested in continuing or expanding this use. An added bonus â€" all furnishings are negotiable, making it easy to step right in and start enjoying the space or continue operating it as a turnkey rental. Whether you're searching for a comfortable family home, a property with investment potential, or a welcoming space that's move-in ready, this home checks all the boxes. Bright, inviting, and full of possibilityâ€"it's the perfect place to put down roots and start your next







chapter.

Built in 1999

Essential Information

MLS® # A2263295 Price \$585,000

Bedrooms 5
Bathrooms 3.00
Full Baths 3
Square Footage 1,361

Square Footage 1,361 Acres 0.15 Year Built 1999

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 1243 Tumbleweed Avenue

Subdivision NONE

City Pincher Creek

County Pincher Creek No. 9, M.D. of

Province Alberta
Postal Code T0K 1W0

Amenities

Parking Spaces 4

Parking Double Garage Detached, RV Access/Parking, Single Garage Attached

of Garages 3

Interior

Interior Features Ceiling Fan(s), Laminate Counters, Open Floorplan

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s),

Washer, Window Coverings

Heating Forced Air Cooling Central Air

Has Basement Yes
Basement Full

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Low

Maintenance Landscape

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed October 9th, 2025

Days on Market 26 Zoning R1

Listing Details

Listing Office Lethbridge Real Estate.com

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