

# \$395,000 - 373 Canyon Crescent, Pincher Creek

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MLS® #A2217173

## \$395,000

3 Bedroom, 2.00 Bathroom, 1,084 sqft

Residential on 0.20 Acres

NONE, Pincher Creek, Alberta

Cozy 3 bedroom bungalow in a quiet area in the West end of Pincher Creek. This is a perfect home for just about anybody! With 3 bedrooms up and a potential bedroom in the basement, it has plenty of room for a family. The basement also has a wet bar, 1970's retro carpet, a family room and games room. Newer furnace with central air. The yard is nicely landscaped and has a beautiful covered deck that is a favorite spot for the family. Top it off with a heated 32'x24' garage and lots of parking!

Built in 1971

## Essential Information

MLS® #	A2217173
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,084
Acres	0.20
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address 373 Canyon Crescent



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

### **Amenities**

Utilities	Cable Available, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Concrete Driveway, Double Garage Detached, Garage Faces Front, Heated Garage, Insulated, Off Street, 220 Volt Wiring, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	5
Zoning	R1

### **Listing Details**

Listing Office	THE VILLAGER REAL ESTATE CO.
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