

# \$495,000 - 348 Canyon Drive, Pincher Creek

MLS® #A2217046

## \$495,000

4 Bedroom, 3.00 Bathroom, 1,080 sqft

Residential on 0.17 Acres

NONE, Pincher Creek, Alberta

Amazing turnkey 4 bedroom home 1/2 block from K-6 school! Have a look at this updated, well maintained home. With open concept kitchen and living room, patio doors off dining room to rear deck, good size bedrooms, 2 and a half bathrooms, cozy family room and a generous sized yard. The yard has a large dog run that is accessible from the basement entrance for convenience. Enjoy fresh eggs from your own chicken coop (4 chickens allowed per household). Top it off with a detached single garage with extra parking off the back alley for an RV or extra parking for vehicles and you have a family home ready to move into. You will love the updated kitchen, so bright! Basement has a separate entrance that leads to the dog run and back yard and sheltered ground level patio. Right across the street from a soccer field and green space, close to the creek and walking paths. Pride of ownership shows in this home!

Built in 1975

## Essential Information

MLS® #	A2217046
Price	\$495,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,080



Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	348 Canyon Drive
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

### **Amenities**

Utilities	Garbage Collection, High Speed Internet Available, Phone Available
Parking Spaces	6
Parking	Garage Door Opener, Off Street, Parking Pad, Alley Access, Concrete Driveway, Garage Faces Front, Multiple Driveways, On Street, Rear Drive, RV Access/Parking, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Central Vacuum, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Freezer, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Yard, Dog Run
Lot Description	Back Lane, Few Trees, Fruit Trees/Shrub(s), Landscaped, Level, Standard Shaped Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	11
Zoning	R1

**Listing Details**

Listing Office	THE VILLAGER REAL ESTATE
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