

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

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	Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected, Cable Available
Parking Spaces	6
Parking	220 Volt Wiring, Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street
# 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	1
Zoning	R1

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.