

# \$550,000 - 340 Canyon Drive, Pincher Creek

MLS® #A2228864

**\$550,000**

4 Bedroom, 3.00 Bathroom, 1,078 sqft

Residential on 0.17 Acres

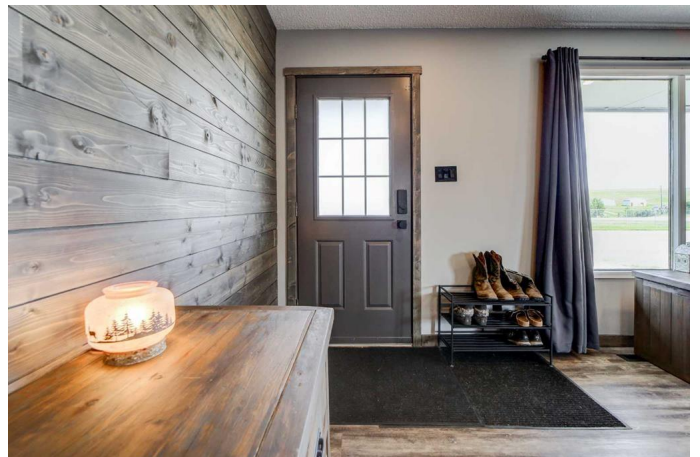
NONE, Pincher Creek, Alberta

This great bungalow has been fully renovated and is move-in ready! The new design provides a welcoming, open floor plan on the main level. The lower level has been developed to use as a one-bedroom suite with a separate entrance or keep the space for your family & friends. The family room with new electric fireplace would make a perfect theatre space. The list of improvements that have been completed is significant – new furnace, hot water on demand, vinyl flooring throughout, paint (inside and outside), trim, countertops, bathrooms (including all new fixtures, plus the addition of a walk-in shower in the ensuite off the primary bedroom), all appliances, and light fixtures (including the addition of pot lights). If all of this isn't enough, there is a 31' X 27' heated garage with alley access and two doors - one oversized to get your RV in, and you still have a big, fully fenced yard. Call your favourite REALTOR® today!

Built in 1973

## Essential Information

MLS® #	A2228864
Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,078



Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	340 Canyon Drive
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K1W0

### **Amenities**

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Rear, Gravel Driveway, Heated Garage, Off Street, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn, Level
Roof	Asphalt Shingle

Construction	Composite Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 21st, 2025
Days on Market	26
Zoning	R1

**Listing Details**

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

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