

# \$398,500 - 724 Florence Street, Pincher Creek

MLS® #A2241418

**\$398,500**

3 Bedroom, 2.00 Bathroom, 1,133 sqft

Residential on 0.16 Acres

NONE, Pincher Creek, Alberta

Welcome to 724 Florence Street, Pincher Creek. This well-maintained, move-in-ready home offers 3 bedrooms, 1.5 bathrooms, and over 1,700 sqft of total living space. Featuring new vinyl flooring and a spacious kitchen, the main level provides a bright and functional layout for everyday living. The lower level adds additional space for a family room, home gym, or hobby area.

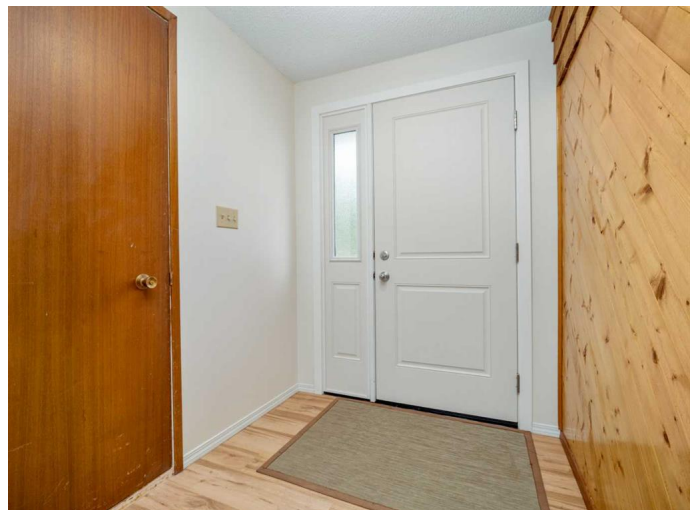
Enjoy the convenience of an attached 12' x 22' garage and a large backyard complete with a wired workshop—perfect for storage, projects, or outdoor entertaining.

Located next to St. Michael's School and just a short walk from downtown shopping, playgrounds, and walking paths, this home is an excellent option for families, first-time buyers, or anyone seeking a solid, comfortable property in a quiet, central location.

Built in 1972

## Essential Information

MLS® #	A2241418
Price	\$398,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,133



Acres	0.16
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	724 Florence Street
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

### **Amenities**

Parking Spaces	1
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, Separate Entrance, Storage, Wood Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	1
Zoning	R1

### **Listing Details**

Listing Office	REAL BROKER
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