

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

MLS® #A2217046

\$495,000

4 Bedroom, 3.00 Bathroom, 1,080 sqft

Residential on 0.17 Acres

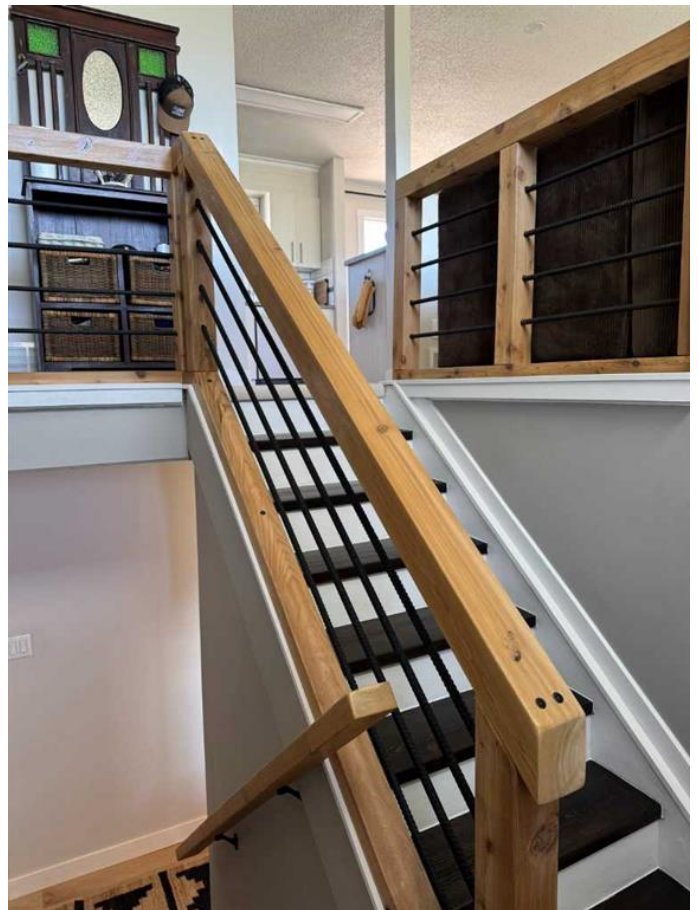
NONE, Pincher Creek, Alberta

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	9
Zoning	R1

Listing Details

Listing Office	THE VILLAGER REAL ESTATE
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