

# **\$585,000 - 1243 Tumbleweed Avenue, Pincher Creek**

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MLS® #A2263295

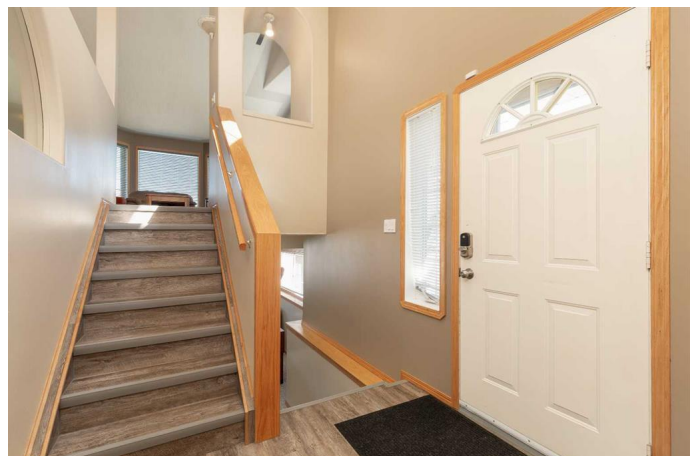
**\$585,000**

5 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.15 Acres

NONE, Pincher Creek, Alberta

Step into this spacious, beautifully maintained home that perfectly blends comfort, versatility, and charm. With three bedrooms on the main floor and two generously sized bedrooms in the fully finished basement, there's ample room for family, guests, or even a home office setup. The three full bathrooms ensure everyone has their own space, while the bright, open-concept kitchen, dining, and living room create the ideal setting for entertaining or relaxing with loved ones. Sunlight pours through the south-facing windows, filling the home with warmth and natural light. Situated on a corner lot, the property features a fully fenced backyard—perfect for kids, pets, and summer barbecues. You'll also find plenty of parking and storage options, including an attached single garage, a double detached garage, and extra room for RV parking. Adding to its appeal, this home was previously operated as a successful BNB, offering a wonderful income-generating opportunity. Financials can be provided to serious buyers interested in continuing or expanding this use. An added bonus—all furnishings are negotiable, making it easy to step right in and start enjoying the space or continue operating it as a turnkey rental. Whether you're searching for a comfortable family home, a property with investment potential, or a welcoming space that's move-in ready, this home checks all the boxes. Bright, inviting, and full of possibility—it's the perfect place to put down roots and start your next



chapter.

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263295    |
| Price          | \$585,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,361       |
| Acres          | 0.15        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1243 Tumbleweed Avenue       |
| Subdivision | NONE                         |
| City        | Pincher Creek                |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K 1W0                      |

**Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Detached, RV Access/Parking, Single Garage Attached |
| # of Garages   | 3                                                                 |

**Interior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Open Floorplan                                          |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                 |
| Cooling           | Central Air                                                                                |
| Has Basement      | Yes                                                                                        |
| Basement          | Full                                                                                       |

**Exterior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Stucco                                                                                 |
| Foundation        | Poured Concrete                                                                        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 34                |
| Zoning         | R1                |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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