

**515 Indian Street  
Pincher Creek, Alberta**

**MLS # A2223560**



**\$450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,356 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.41 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings

Welcome to this unique and beautifully maintained bungalow, set on a stunning oversized lot filled with mature trees, lush landscaping, and thoughtful outdoor features. This spacious, wheelchair-friendly home offers exceptional comfort, charm, and versatility — perfect for families, retirees, or investors. Inside, you'll find four generous bedrooms on the main level, including a primary suite with original hardwood floors and ample closet space. The large kitchen is a cook's dream, complete with a wall oven, all appliances replaced within the last four years, and abundant cabinetry. Enjoy the perfect balance of character and updates with original hardwood, new vinyl plank flooring, and a brand-new tub and surround in the main bathroom. Relax and recharge in your private indoor sauna or cozy up by the WETT-certified wood-burning fireplace during those cold winter days!! A bright, spacious laundry room with upper and lower cabinetry adds to the home's exceptional functionality. The unfinished basement provides endless possibilities for additional living space, bedrooms, or storage, and the large lot offers alley access, RV parking, and the potential to build a garage. Don't miss the insulated chicken coop — ideal for backyard homesteading — and the fire pit area, garden shed, and welcoming front porch that completes the home's inviting outdoor appeal. This home also has a non-approved suite, perfect for rental income, air bnb use, or multigenerational living! Located just minutes from schools, parks, restaurants, shopping, and other amenities, this property also offers quick access to Castle Mountain Ski Resort and the Rocky Mountains for year-round adventure. With its rare combination of space, updates, charm, and income potential, this Pincher Creek gem is ready to be your next home or investment.

opportunity. Call your REALTOR® and book your showing today!