

# \$400,000 - 1275 Tumbleweed Avenue, Pincher Creek

---

MLS® #A2215715

**\$400,000**

3 Bedroom, 2.00 Bathroom, 1,307 sqft

Residential on 0.16 Acres

NONE, Pincher Creek, Alberta

Comfortable 3 bedroom home on the North hill. This property features a low maintenance yard, mature trees and backs onto a park. The partially developed basement (bonus room) has plans for 2 additional bedrooms, a bathroom and storage room all roughed in and waiting to be finished by the new owner. The main floor has a good size master bedroom with a full 4 piece en-suite, 2 additional bedrooms, 4 piece main bath as well as the living room, dining and kitchen. Garden doors off the dining room lead to a deck. The detached double garage is dry walled, insulated. Perfect home for a growing family!



Built in 1995

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2215715     |
| Price          | \$400,000    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,307        |
| Acres          | 0.16         |
| Year Built     | 1995         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1275 Tumbleweed Avenue       |
| Subdivision | NONE                         |
| City        | Pincher Creek                |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K 1W0                      |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Utilities      | Garbage Collection, Phone Available                                                  |
| Parking Spaces | 4                                                                                    |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street, Insulated |
| # of Garages   | 2                                                                                    |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Smoking Home, Vaulted Ceiling(s), Bathroom Rough-in             |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | Central Air                                                        |
| Has Basement      | Yes                                                                |
| Basement          | Full, Partially Finished                                           |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Irregular Lot            |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Wood                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 3                |
| Zoning         | R1               |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | THE VILLAGER REAL ESTATE CO. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.