

# \$450,000 - 515 Indian Street, Pincher Creek

MLS® #A2223560

## \$450,000

4 Bedroom, 2.00 Bathroom, 2,356 sqft

Residential on 0.41 Acres

NONE, Pincher Creek, Alberta

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 â€” 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 cookâ€™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 homeâ€™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. Donâ€™t miss the insulated chicken coop â€” ideal for backyard homesteading â€” and the fire pit area, garden shed, and welcoming front porch that completes the homeâ€™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!

### Essential Information

MLS® #	A2223560
Price	\$450,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,356
Acres	0.41
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	515 Indian Street
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Garden, Storage
Lot Description	Back Yard, Front Yard, Treed
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	9
Zoning	R

## Listing Details

Listing Office	Grassroots Realty Group
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