

# \$398,500 - 724 Florence Street, Pincher Creek

MLS® #A2241418

**\$398,500**

3 Bedroom, 2.00 Bathroom, 1,133 sqft

Residential on 0.16 Acres

NONE, Pincher Creek, Alberta

Welcome to 724 Florence Street, Pincher Creek. This well-maintained, move-in-ready home offers 3 bedrooms, 1.5 bathrooms, and over 1,700 sqft of total living space. Featuring new vinyl flooring and a spacious kitchen, the main level provides a bright and functional layout for everyday living. The lower level adds additional space for a family room, home gym, or hobby area.

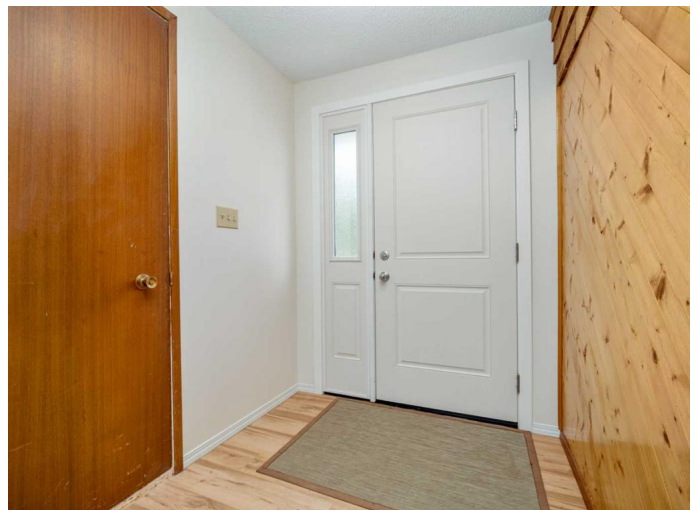
Enjoy the convenience of an attached 12' x 22' garage and a large backyard complete with a wired workshop—perfect for storage, projects, or outdoor entertaining.

Located next to St. Michael's School and just a short walk from downtown shopping, playgrounds, and walking paths, this home is an excellent option for families, first-time buyers, or anyone seeking a solid, comfortable property in a quiet, central location.

Built in 1972

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241418  |
| Price          | \$398,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,133     |



|            |             |
|------------|-------------|
| Acres      | 0.16        |
| Year Built | 1972        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 724 Florence Street          |
| Subdivision | NONE                         |
| City        | Pincher Creek                |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K 1W0                      |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 1                                               |
| Parking        | Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                               |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Laminate Counters, Separate Entrance, Storage, Wood Windows |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer      |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | None                                                        |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 1                                                           |
| Fireplaces        | Wood Burning                                                |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Partial                                           |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters, Storage       |
| Lot Description   | Back Yard, Lawn, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                           |
| Construction      | Composite Siding, Concrete, Stucco        |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 31              |
| Zoning         | R1              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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