



762 Lebel Street  
Pincher Creek, Alberta

MLS # A2277520

**\$525,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,187 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Garage Door Opener, Garage Faces Front,		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Granite Counters, No Smoking Home		
<b>Inclusions:</b>	N/A		

Welcome to 762 Lebel Street! This well-cared-for property is ready to welcome its next family. With four bedrooms, two full bathrooms, a two-piece ensuite off the primary bedroom, and a fully developed lower level, it is an ideal choice for those seeking room to grow and enjoy. The home features two gas fireplaces, one located in the living room and the other in the family room, creating a cozy and welcoming environment throughout the year. There are newer windows and appliances, and the kitchen has updated cupboards and beautiful granite countertops. The attached garage provides parking for one vehicle, and there are two additional paved parking spaces in the back alley and one more in the front driveway. Access the sheltered deck off the dining room and enjoy beautiful views of the neighbouring golf course, or head down into the fully fenced backyard. The attached garage connects directly to both the lower level of the house and the backyard for added convenience. Call your favourite REALTOR® today to see this great property in person.