

# \$459,000 - 515 Indian, Pincher Creek

MLS® #A2206106

**\$459,000**

4 Bedroom, 2.00 Bathroom, 2,179 sqft  
Residential on 0.41 Acres

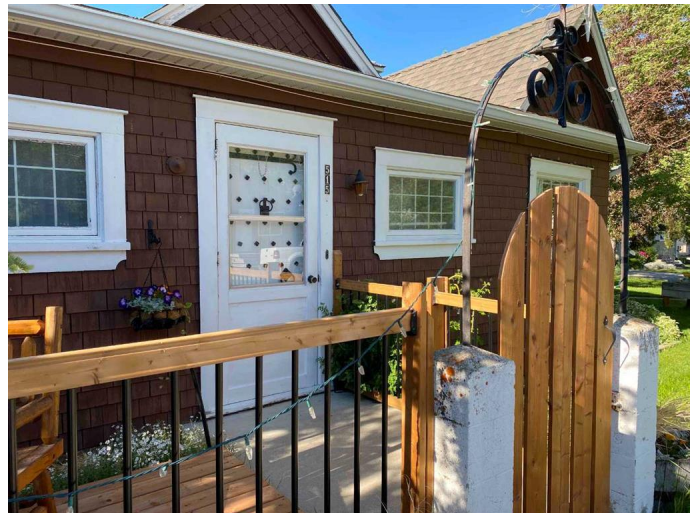
NONE, Pincher Creek, Alberta

Be the first to see this Ranchers town retreat. This is a sprawling 2,179 sq. ft. ranch-style home situated on a generous 1/3 acre lot in the Town of Pincher Creek, offering comfort, space, and versatility both inside and out. The main home features 3 spacious bedrooms, a cozy wood-burning stove in the living room, and above all, a 2 person sauna in the main bathroom. In the kitchen, you can enjoy grilling and hanging with the family in all weather with the unique indoor bbq.

A rare bonus is the illegal suite attached, complete with its own private entrance, dedicated furnace, and 1 bedroomâ€™perfect for extended family, guests, or potential rental income. While the basement remains unfinished, it offers incredible potential for future development and customization.

Step outside into your private backyard oasis featuring a saltwater swimming pool, a greenhouse, and a shed for extra storage or gardening toolsâ€™ideal for those who love outdoor living.

With room to grow, income potential, and unique features like the wood stove and pool and sauna, this property is a standout opportunity in todayâ€™s market. Whether you're looking for multigenerational living or just a spacious home with character and potentialâ€™this one checks all the boxes.



Built in 1971

### Essential Information

MLS® #	A2206106
Price	\$459,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,179
Acres	0.41
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	515 Indian
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K1W0

### Amenities

Parking Spaces	2
Parking	Driveway, Off Street, Parking Pad

### Interior

Interior Features	Beamed Ceilings, High Ceilings
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, Private, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Block

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	7
Zoning	R1

### **Listing Details**

Listing Office	2 PERCENT REALTY
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