

# \$370,000 - 342 Canyon Crescent, Pincher Creek

MLS® #A2265520

**\$370,000**

3 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.19 Acres

NONE, Pincher Creek, Alberta

Welcome to this beautifully maintained 3-bedroom, 1-bath home – a fantastic opportunity for first-time buyers or families! Set on a large, level lot in a quiet cul-de-sac close to schools, this property combines comfort, practicality, and room to grow. The home features new windows, a newer furnace, and new laminate flooring in the living room and hallway. The spacious kitchen offers plenty of storage, and the bright, inviting layout is ready for you to make your own. Outside, you’ll find a private backyard with a paved patio and firepit – perfect for relaxing or entertaining – plus a single garage, concrete driveway, and back lane access with extra parking for your toys. This solid, move-in-ready home is in an amazing location and ready to welcome its next family.

Built in 1969

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265520    |
| Price          | \$370,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 960         |
| Acres          | 0.19        |
| Year Built     | 1969        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 342 Canyon Crescent          |
| Subdivision | NONE                         |
| City        | Pincher Creek                |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K 1H0                      |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 5                                                                  |
| Parking        | Concrete Driveway, Off Street, Parking Pad, Single Garage Detached |
| # of Garages   | 1                                                                  |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                  |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer, Portable Dishwasher |
| Heating           | Forced Air                                                      |
| Cooling           | Central Air                                                     |
| Has Basement      | Yes                                                             |
| Basement          | Full, Partially Finished                                        |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                           |
| Lot Description   | Back Lane, Back Yard, Level, Private, Cul-De-Sac |
| Roof              | Asphalt Shingle                                  |
| Construction      | Wood Frame, Wood Siding                          |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 15                 |
| Zoning         | R                  |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

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