

# \$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.

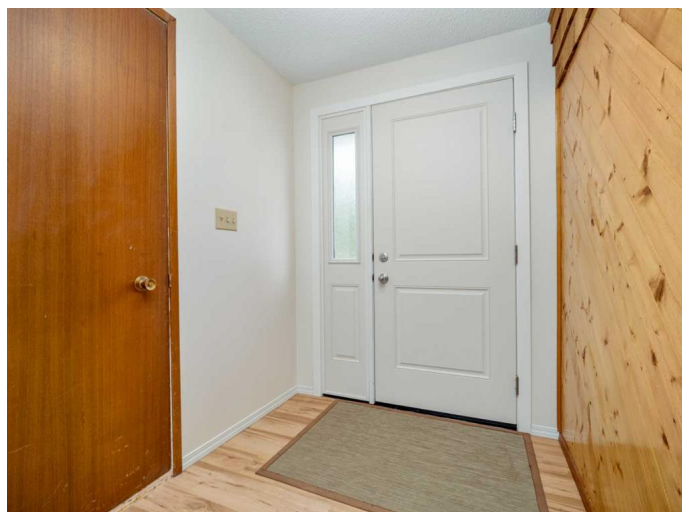
Enjoy the convenience of an attached 12' x 22' garage and a large backyard complete with a wired workshop—perfect for storage, projects, or outdoor entertaining.

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	6
Zoning	R1

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.