

# \$585,000 - 1243 Tumbleweed Avenue, Pincher Creek

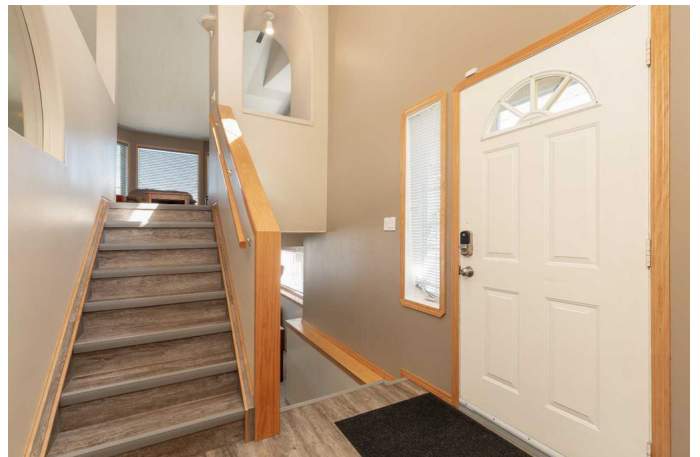
MLS® #A2263295

**\$585,000**

5 Bedroom, 3.00 Bathroom, 1,361 sqft  
Residential on 0.15 Acres

NONE, Pincher Creek, Alberta

Step into this spacious, beautifully maintained home that perfectly blends comfort, versatility, and charm. With three bedrooms on the main floor and two generously sized bedrooms in the fully finished basement, there's ample room for family, guests, or even a home office setup. The three full bathrooms ensure everyone has their own space, while the bright, open-concept kitchen, dining, and living room create the ideal setting for entertaining or relaxing with loved ones. Sunlight pours through the south-facing windows, filling the home with warmth and natural light. Situated on a corner lot, the property features a fully fenced backyard—perfect for kids, pets, and summer barbecues. You'll also find plenty of parking and storage options, including an attached single garage, a double detached garage, and extra room for RV parking. Adding to its appeal, this home was previously operated as a successful BNB, offering a wonderful income-generating opportunity. Financials can be provided to serious buyers interested in continuing or expanding this use. An added bonus—all furnishings are negotiable, making it easy to step right in and start enjoying the space or continue operating it as a turnkey rental. Whether you're searching for a comfortable family home, a property with investment potential, or a welcoming space that's move-in ready, this home checks all the boxes. Bright, inviting, and full of possibility—it's the perfect place to put down roots and start your next



chapter.

Built in 1999

### **Essential Information**

MLS® #	A2263295
Price	\$585,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,361
Acres	0.15
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	1243 Tumbleweed Avenue
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking, Single Garage Attached
# of Garages	3

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	October 9th, 2025
Days on Market	27
Zoning	R1

## Listing Details

Listing Office	Lethbridge Real Estate.com
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