



GRASSROOTS
REALTY GROUP

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105039 RGE Road 212a
Picture Butte, Alberta

MLS # A2216312



\$939,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,807 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	1.38 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	GCR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

Inclusions: Dish washer, Stove, Microwave, washer/dryer

Welcome to your dream country escape! Nestled on 1.38 beautifully landscaped acres, this stunning property offers the perfect blend of privacy, space, and small-town charm—just a short drive from Picture Butte. This spacious 5-bedroom, 2-bathroom home is ideal for families or anyone seeking the tranquility of rural living with room to grow. Inside, you'll find a warm and inviting layout designed for comfortable living, with ample natural light and thoughtful updates throughout. Step outside and take in the serene setting: mature trees, manicured lawns, and vibrant garden spaces surround the home, creating a peaceful oasis perfect for outdoor entertaining or quiet relaxation. For hobbyists or those in need of extra space, the large workshop is a standout feature—offering plenty of room for tools, toys, or creative projects. Whether you're looking for a place to raise a family, start a hobby farm, or simply enjoy Alberta's open skies, this property has it all. Don't miss this rare opportunity to own a slice of country near Picture Butte!