



GRASSROOTS
REALTY GROUP

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**336 9th Street
Picture Butte, Alberta**

MLS # A2234093



\$559,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,272 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: greenhouse, play center

The perfect family home just hit the market! 336 - 9th Street N in Picture Butte is the ideal place for you and your family to call home. This 1272 sq ft, 3+2 bedroom split level has been meticulously maintained, and the quality of workmanship and attention to detail is apparent throughout. The large open entrance leads up to the spaciouly combined kitchen, dining, and living room area, with modern and high end finishing. The primary bedroom is 13 x 16 with vaulted ceilings, walk in closet and a 4 piece ensuite. The separate laundry room is conveniently and smartly located next to the 2 upper bedrooms, while the heated garage is immaculate with epoxy floors and built in cabinetry, making it feel more like additional living space. You will access your covered rear deck from the dining area, enabling you to enjoy the sunsets and mountain views to the west. The yard is truly maintenance free with underground and drip irrigation, robotic mower, automated greenhouse with power, and raised garden beds behind the rear fence. There is also an amazing and secure storage shed built under the deck, with power, and drainage, and don't overlook the custom built playcenter, perfect for the littles! Roof and exterior updated from recent hailstorm, and a new A/C unit installed in 2024. Comes with all the appliances, and modern features that will help enhance your carefree lifestyle!