



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

101 3 Street S
Picture Butte, Alberta

MLS # A2248859



\$649,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,417 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	4
Garage:	Alley Access, Double Garage Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Garden, Greenbelt,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Brick, Post & Beam, Stucco, Wood Frame, Wood Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Ceiling Fan(s), Central Vacuum, Double Vanity, Open Floorplan, Sauna, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to this gorgeous fully renovated character home, an architectural gem that combines modern updates with timeless design. Offering 2,400 sq. ft. of living space, this home features soaring 15' vaulted ceilings with exposed fir beams, cedar tongue-and-groove details, and a cozy gas fireplace that creates warmth and charm. Recent upgrades include brand-new roof, doors, and windows, and two new high-efficiency, two-stage furnaces for year-round comfort and peace of mind. The spacious floor plan includes three bedrooms, highlighted by a huge primary suite with private hot tub access, providing the perfect retreat. A fully legal basement suite generates \$2,000/month in rental income, making this property not only beautiful but financially smart. Set on a pie-shaped lot of nearly a quarter acre at the end of a cul-de-sac, the outdoor space is designed for both enjoyment and function. The lush landscaping is complemented by a large lawn, concrete recreation pad, extra parking space for a trailer, and thoughtful additions like a mini orchard with apples, plums, pears, and sour cherries, a thriving raspberry patch, and a spacious chicken coop (hens permitted in Picture Butte). A large dog run with direct access to the attached double garage adds even more convenience, and the garage itself offers a bright, practical workspace for tools and storage. Located in the quiet and highly sought-after Brick Row neighborhood, this home is adjacent to a park and just minutes from a grocery store, library, gym, bakery, and other amenities. With the added bonus of unlimited raw water in summer to keep the property green and thriving, this home offers a rare combination of character, luxury, revenue potential, and acreage-style outdoor living—all within town limits.

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