



**332 9 Street N  
Picture Butte, Alberta**

**MLS # A2260303**



**\$498,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,195 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings		

Have a look at this beautiful, brand-new, bi-level home in Picture Butte! If you've been waiting for a turn-key property with plenty of features and an ideal location backing onto open fields, this home could be the place for you. Eye-catching curb appeal draws you in, walking past the attached garage and a large covered front porch to the front door. Entering the main level, you'll find an open-concept living room, dining room, and kitchen complete with vaulted ceilings, corner pantry, a large island, and tons of natural light. Down the hall, a bedroom can be found alongside a full four-piece bath. The primary bedroom suite features a walk-in closet with custom barn door, and a three-piece bath, creating a relaxing retreat. Downstairs, a massive rec room is waiting for you to make the games room, home theatre, or lower suite you've always dreamed of! Two downstairs bedrooms, a four-piece bath, the laundry room, and a sizable storage room can be found nearby. The backyard features an amazing wide open view, ready for you to enjoy from your covered deck. The home is already equipped with air conditioning, a garage heater, and window coverings, ready for you to make the yard your own in the spring. If a beautiful bi-level home built with quality and comfort in mind sounds like the spot for you, give your REALTOR® a call and book a showing today!