



GRASSROOTS
REALTY GROUP

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706 Northridge Avenue
Picture Butte, Alberta

MLS # A2264080



\$514,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,423 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	ICF Block
Features:	Built-in Features, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door openers and remotes, garage heater, AC, sump pump, underground sprinklers, piano

This stunning Picture Butte home truly has it all—backing onto a peaceful walking trail, lake, and back alley, and located just steps away from 2 elementary schools and about a 10 minute walk from the high school! Lovingly maintained inside and out, this property features both a single attached garage and a heated single detached garage—perfect for mechanics, car enthusiasts, or anyone needing extra parking or workspace! Inside, you’ll love the beautiful hardwood floors, open-concept kitchen, dining, and living area with an electric fireplace, and fresh paint and other all the thoughtful updates in different areas of the home. Enjoy peace of mind with a newer roof, brand new on-demand hot water system, high-efficiency furnace, and central air conditioning. The main floor offers three bedrooms and two full bathrooms, while the basement adds two more bedrooms, a third full bathroom, and a spacious family room with large bright windows that keep it feeling open and inviting—not your typical dark basement! The kitchen is an absolute chef’s dream with stainless steel appliances, ample countertop space, a pantry, and beautiful cabinetry! The main floor also hosts a main floor laundry room with additional storage cabinetry above the washer and dryer! There’s also a great dry bar area downstairs for entertaining. Mature trees in both the front and back yard add to the home’s charm, along with a covered front porch, back deck, and a fully fenced yard that’s perfect for kids or pets. This home is the full package—contact your favourite REALTOR® today and get in ASAP to see all it has to offer for yourself!! It truly has everything you and your family could possibly want!

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