



GRASSROOTS
REALTY GROUP

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608 Rogers Avenue
Picture Butte, Alberta

MLS # A2264286



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,374 sq.ft.	Age:	1950 (75 yrs old)
Beds:	6	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.43 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Garden, No Neighbours Behind, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-11-21-W4
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R1
Foundation:	Combination, ICF Block, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Both sheds in the yard, and tunnel greenhouse. Shelving in the garage and workbench (vice on workbench is not included), trampoline not included.

Discover the perfect blend of a completely renovated home, town convenience and loads of room on this nearly half-acre property, packed with features for those who love space, projects, and the outdoors. The backyard is a true showstopper: a massive, private space that backs onto green space and offers something for everyone. Grow your own food in the large vegetable garden, extend your season with the tunnel greenhouse, and enjoy evenings around the fire pit. The yard also includes a garden shed and a chicken coop, with plenty of open space left to play, relax, or create the backyard you've always wanted. For the hobbyist or car enthusiast, the attached 23x42 ft NEW garage is a rare find. It easily fits two vehicles with loads of room to spare for a workshop, storage, or ongoing projects. Inside the 1,374 sq ft home, you'll find a bright and inviting living room with vaulted ceilings, perfect for hosting or unwinding after a long day. The main floor also features a cozy kitchen and dining area, a full bathroom, a bedroom, and a home office. Head downstairs to discover even more space with a comfortable rec room, five additional bedrooms, and a second bathroom, ideal for larger families, guests, or flexible use. With major additions like the garage and living room completed about 10 years ago, this home offers both space and peace of mind. It's a rare opportunity to own an in-town property that checks all the boxes: privacy, practicality, and room to grow.