



GRASSROOTS
REALTY GROUP

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803 Gibbons Avenue N
Picture Butte, Alberta

MLS # A2266692



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,433 sq.ft.	Age:	2018 (7 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Off Street, P		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Quartz Counters		

Inclusions: Hot tub, Garage Heater, Glowstone Lights, Shed, Trampoline, Shelf and hooks Entrance, Bench Entrance.

Your family's next chapter starts here! Welcome to Picture Butte, where community, comfort, and convenience come together. This beautiful 6 Bed, 3 Bath offers 1433 sq. ft. of thoughtful living space designed with families in mind. Built in 2018, this home feels fresh and modern. The open concept main floor features a bright kitchen with a pantry and island, perfect for family dinners and entertaining friends. Gather around the cozy living room fireplace or enjoy meals together in the spacious dining area that flows seamlessly to the outdoors. Step outside to your fully landscaped backyard oasis, complete with a hot tub, trampoline, and outdoor bluetooth speakers, the ultimate setup for family fun or relaxing nights. The automatic irrigation system keeps your front lawn lush and green with ease, while the double heated garage adds comfort and convenience year round. Downstairs you will find a large family room, full bath, and three extra bedrooms, the perfect hangout for the kids or guests. Located in the heart of Picture Butte, you'll love being part of a welcoming community with great schools, parks, local shops, and plenty of activities for the whole family. This home truly has it all, come take a peak.