



GRASSROOTS
REALTY GROUP

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408 Rogers Avenue
Picture Butte, Alberta

MLS # A2267149



\$389,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,210 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	.
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Storage		

Inclusions: desk downstairs

Pride of ownership truly shines through on this extensively renovated and squeaky clean 1210 sq ft 2 + 1 bedroom bungalow. The 28' x 32' attached garage is the main focal point of this amazing property, as it is heated and insulated, with 220 power and 2 overhead garage doors. Don't forget the zero maintenance yard with oversized RV parking area. You will love the generous country kitchen and the master bedroom with its walk in closet. The 5 piece main bath has a jetted jacuzzi tub and large walk in shower. Other recent upgrades include windows, shingles in 2022, soffit, fascia, eavestroughs, and blown in insulation. The new owner also replaced flooring upstairs, repainted the main floor, and added 2 new Hot Water tanks, along with some new fencing and landscaping in the yard. Easy to show, tons of parking, and quick possession is available!