



GRASSROOTS
REALTY GROUP

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**445 Crescent Avenue
Picture Butte, Alberta**

MLS # A2268915



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,466 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Multiple Driveways, Parking Pad, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R
Foundation:	Brick/Mortar, Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: None

Beautifully renovated inside and out (approx. 2 years ago), this 3-bedroom home sits on a large corner lot in a great Picture Butte location. Enjoy a bright modern interior, updated finishes, central A/C, and included appliances. The lower level offers excellent storage space. Outside features a spacious fenced yard with a playset plus a detached single garage. Picture Butte offers schools, parks, shopping, and recreation, all just 20 minutes to Lethbridge. Move-in ready and full of charm!