



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

448 Willow Place
Picture Butte, Alberta

MLS # A2270377



\$465,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,194 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable, Natural Gas, Garbage Collection
Features:	Closet Organizers, Jetted Tub		

Inclusions: Raised garden beds, garden shed

1194 sq ft 2 + 2 bedroom bungalow is located near elementary schools in quiet cul-de-sac with a westerly view stretching to the Rockies. This home is only 20 years old, and has a double attached and heated garage, fireplace, and a wide open floor plan. Boasts main floor laundry, huge master bedroom with 4 piece ensuite and walk in closet, basement has been finished with 2 bedrooms, large family room and 3 pc bath. Recent upgrades include flooring, paint, new deck, added U/G sprinklers, and raised garden beds, Easy to show, and priced to sell!