



GRASSROOTS
REALTY GROUP

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248 Crescent Avenue N
Picture Butte, Alberta

MLS # A2271867



\$365,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	990 sq.ft.	Age:	1959 (66 yrs old)
Beds:	2	Baths:	1
Garage:	Concrete Driveway, Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Garden		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R1
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions:	Greenhouse, shed
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Welcome to a beautifully upgraded home where pride of ownership shines throughout. This property offers easy-care front landscaping and an incredible backyard oasis complete with raised garden beds, a greenhouse, storage shed, a spacious deck, patio, and stunning perennial flower gardens—perfect for gardeners and outdoor lovers. Inside, the home has undergone top-quality renovations designed to last. One standout feature is the premium 16-gauge tin roof (2021), engineered to be hail-proof and last much longer than traditional shingle Roofing. The roof is insulated and has felt layer, ensuring rain and hail are only faintly heard through the windows—not loud as many metal roofs can be. The exterior is Hardie Board, also a very tough material meant to withstand hail. The owners of this home went above and beyond with their renovations to ensure quality and long lasting renovations. Major upgrades include: • Furnace & A/C: 2021 • Tin Roof: 2021 • PVC Windows: 2022 • Hardie board exterior: 2022 • Gutters replaced: 2023 • Hot Water Tank: 2019 • Kitchen & Appliances: 2023 The interior features vinyl flooring throughout, a large spa-style bathroom with an exceptional tile-finished oversized shower, and a gorgeous new kitchen that opens seamlessly into the dining and living areas. The functional open-concept layout makes the home feel bright, spacious, and welcoming. Located in the quiet, friendly town of Picture Butte, you’re just a 20-minute commute to Lethbridge, enjoying all the conveniences of the city. This is a truly turn-key home where every upgrade has been thoughtfully chosen and meticulously maintained.