



GRASSROOTS
REALTY GROUP

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**526 Highway Avenue
Picture Butte, Alberta**

MLS # A2275250



\$319,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,235 sq.ft.	Age:	1960 (65 yrs old)
Beds:	5	Baths:	1
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Laminate, Linoleum, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: Stove (as is)

Value Plus!! This 1235 sq ft 5 bedroom bungalow is in decent, and very liveable condition, but could use a little love. A bit of fresh paint, and maybe some flooring upgrades, and this little gem will really shine. The basement is partially finished with 2 bedrooms framed in, large family room, and roughed in plumbing for a second bathroom. This home also features a double detached garage, private yard, main floor laundry, 5 appliances and immediate possession. Plus it is centrally located, being only one block from 2 schools and the downtown shopping core. A must see!