



GRASSROOTS
REALTY GROUP

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101 3 Street S
Picture Butte, Alberta

MLS # A2275980



\$573,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow with Loft		
Size:	2,346 sq.ft.	Age:	1981 (44 yrs old)
Beds:	6	Baths:	4
Garage:	Alley Access, Double Garage Attached, Garage Faces Front		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Ceiling Fan(s), Double Vanity, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: 3 fridge, 2 stoves, Dishwasher, 2 washers, 3 dryers, any window coverings, shed, 1 garage door remote, shed, hot tub(as-is needs repair), furniture in basement suites.

Large bungalow home on a cul-de-sac in Picture Butte with bonus room above garage and loft in primary bedroom. Home is being sold in "as-is, where-is" condition. Basement features a 2 bedroom legal suite and a 1 bedroom illegal suite. Home features vaulted ceilings with exposed beams. Nice floorplan with large living room, dining room, kitchen, breakfast nook, family room with gas fireplace(not working), mud room, 3 bedrooms, and 2 bathrooms on main. Primary bedroom also has laundry hookups, a 5 piece ensuite, and a loft with ladder for access. Large wrap around partially covered deck with access from breakfast nook and family room. Basement is developed with a 2 bedroom legal suite featuring good size living room with wood fireplace, 3 piece bathroom with laundry, and one of the bedrooms features a walk-in closet. There is also an illegal suite in the basement with a large bedroom, 3 piece bath, laundry room with some kitchenette features, & a sauna(not sure if working). Yard is fenced and landscaped with a separate dog run, paved basketball court area, and a good sized yard space. There is also a shed. Home is close to park and playground. Double garage for your vehicles and a good amount of parking on the driveway.