



GRASSROOTS
REALTY GROUP

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

**459 Crescent Avenue
Picture Butte, Alberta**

MLS # A2278668



\$395,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,281 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Concrete Driveway, Double Garage Detached, Garage Faces Rear, 0		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating: Forced Air

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Partial

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Closet Organizers, Recessed Lighting, Storage, Tray Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R

Utilities: -

Inclusions: Hot Tub, Piano

This Picture Butte bungalow home might be the place you've been waiting for! With four bedrooms, two bathrooms, a carport and detached double garage, and plenty of restful areas inside and out for entertaining or relaxing solo, this home has something for everyone. Stepping inside, you'll enter into a bright living room with plenty of space for seating to make entertaining a breeze. Further in, a convenient U-shaped kitchen will be a hit with the chef in your family, with a nearby dining area for the whole family to gather around. Down the hall, three bedrooms each feature closet storage and large, bright windows. On the lower level, another bedroom and laundry room would make an ideal guest suite. On the rear patio, a pathway leads down past mature trees and a landscaped lawn with underground sprinklers toward a charming pergola which surrounds the hot tub. The rear double garage is finished with drywall and lighting, making the perfect spot to store vehicles, tools, and recreation equipment. If a beautiful bungalow home in a great location sounds like the place for you, give your REALTOR® a call and book a showing today!