



**406 Rogers Avenue
Picture Butte, Alberta**

MLS # A2289335



\$289,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,003 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		
Inclusions:	N/A		

Looking for a rock-solid investment or the ultimate hobbyist's retreat? This 1,002 sq. ft. bungalow in the vibrant town of Picture Butte is a "diamond in the rough" with incredible bones and a prime location directly across from Picture Butte High School. Built in 1974, this three (3) bedroom, two (2) bathroom home has been thoughtfully updated with a new roof (2022), fresh siding (2022), and modern flooring throughout most of the main floor. The layout has been optimized for efficiency, featuring a dedicated pantry in the kitchen and the laundry moved downstairs to maximize living space. For the tinkerer or tradesperson, this property is an absolute dream, boasting two separate garages plus a massive 18' x 24' heated and insulated workshop. With a motivated seller and the opportunity to easily add value by finishing a fourth bedroom in the basement, this home is the perfect canvas for your next project. Don't delay, set up your own personal showing today!