



**256 Crescent Avenue
Picture Butte, Alberta**

MLS # A2289706



\$315,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	841 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Private, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Primary Downstairs		

Inclusions: Refrigerator x2, Washer x2, Dryer x2, Stove, Dishwasher

Welcome to 256 Crescent Ave in the charming town of Picture Butte! This fantastic investment opportunity offers a well-kept 3 bedroom, 2 bathroom home with a bright, practical layout and inviting living spaces. The fully fenced backyard is perfect for both relaxation and entertaining, featuring raised garden boxes and a cozy fire pit area. A double detached garage provides ample parking and storage, while a separate illegal suite attached to the garage offers privacy and versatility—ideal for rental income, extended family, or guests. Conveniently located close to schools, shopping, restaurants, playgrounds, and the community pool, this property is a rare find that combines comfort, convenience, and income potential.