GRASSROOTS REALTY GROUP

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620 Highway Avenue
Picture Butte, Alberta

MLS # A2292045

$385,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	980 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	3	**Baths:**	1
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Cement Fiber Board	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bathroom Rough-in, Central Vacuum, Walk-In Closet(s)		

Inclusions: Furniture and Decor can be negotiable

Welcome to small town living at its finest in the heart of Picture Butte. This inviting bungalow has 2 bedrooms, 1 bathroom, and an open concept kitchen, dining, and living all on the main floor. The unfinished basement already has bathroom plumbing roughed in, providing the perfect opportunity for future development. Whether you envision additional bedrooms for a growing family, a cozy entertainment space, a functional home office, or the ultimate man cave, the possibilities are yours to create. Outside you will find the fenced backyard with a deck ideal for relaxing summer nights. With its welcoming small town atmosphere, friendly community, and endless potential to customize the basement, this property is fantastic opportunity for first time homebuyers, young families, or anyone looking to create a space that truly fits their lifestyle.

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