



**761 Gibbons Avenue N
Picture Butte, Alberta**

MLS # A2295033



\$495,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,262 sq.ft.	Age:	1976 (50 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating: Forced Air

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Pantry, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Gazebo, Shed, greenhouse.

Welcome to this spacious and versatile home in the charming community of Picture Butte! Offering 6 bedrooms and 2 living areas, this property is perfect for large families, multi-generational living, or those looking for suite potential. The main floor features 3 generous bedrooms, including a primary suite with its own ensuite bathroom, along with a bright and inviting living area. Downstairs, you'll find an additional 3 bedrooms and a second living space—ideal for extended family or easily convertible into a suite setup. Step outside and enjoy the incredible outdoor space! The huge deck with a gazebo is perfect for entertaining, while the beautifully maintained backyard offers mature trees, a dedicated garden area with greenhouse, and a shed for extra storage. Car enthusiasts and outdoor lovers will appreciate the heated super single garage, multiple parking pads, and plenty of space for RV parking. Additional features include air conditioning for year-round comfort and a functional layout that offers flexibility and value. This is a fantastic opportunity to own a well-rounded property with space, comfort, and income potential in a great location!