



**575 Rogers Avenue
Picture Butte, Alberta**

MLS # A2295731



\$392,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 976 sq.ft. | Age: | 1955 (71 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Private | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, See Remarks, Storage | | |

Inclusions: there are 2 fridges included, hot tub

Need a quick possession, turnkey, move in ready, family friendly starter home in Picture Butte? Look no further, as this 976 sq ft raised bungalow checks every box you might have. 2 +2 bedrooms, 2 bathrooms, modern kitchen, 5 appliances, central A/C, upgraded flooring, newer windows, shingles and siding. What else you might ask? How about a private hot tub, fully fenced back yard with U/G sprinklers and raised garden beds, lots of off street parking, and wait for it... YES!! a 28' x 32' Double detached garage on concrete with heat, 220 power, and vaulted ceilings for added usability and convenience! Massive yard, great neighbors, and located close to everything. Your next move starts here!