



**416 7th Street
Picture Butte, Alberta**

MLS # A2296618



\$514,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,893 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: 2 garden sheds

This custom built bungalow is thoughtfully designed, with everything you need. 1893 sq ft solid built home with attached double garage and entire brick exterior located on a large lot. This sprawling home features two large bedrooms upstairs and two downstairs, 2 1/2 baths with a large soaker tub with walk-in shower, and a separate sauna across the hall! The laundry room is conveniently located on the main floor with a walk-in pantry. It is connected to the open concept kitchen and dining area, which features a wood burning fireplace. The living room is a great place to relax and has tons of natural light from the picture window. The basement also has a large storage area, and two flex rooms which are being used as a workout room and a games room. The owner built a shed that can hold all your toys and patio furniture. The backyard also has a gas hook up for your BBQ, along with a low maintenance gazebo with metal roof. This captivating outdoor living space allows you to enjoy quiet evenings surrounded by the mature trees that provide a park-like and private setting! This home is a must see – you will not be disappointed.