



**520 Maple Crescent  
Picture Butte, Alberta**

**MLS # A2297894**



**\$399,800**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,180 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** N/A

Welcome to small-town living at its finest! This well-appointed 5 bedroom, 2.5 bathroom home offers comfort, functionality, and charm — all just 20 minutes from Lethbridge! The main floor has a wonderful open flow connecting the living room, dining area, and a beautifully renovated kitchen featuring stunning cabinetry, granite countertops, and a dedicated coffee station, perfect for those who love to entertain. Upstairs you'll find three generously sized bedrooms, including a primary suite complete with a private 2-piece ensuite. Another 2 good size bedrooms and full bathroom. The fully developed basement extends your living space with two additional bedrooms, a full bathroom, a spacious family room, and ample storage, ideal for growing families or guests. Complete with an attached single car garage and sitting on a large lot, this home offers the space and lifestyle that's simply hard to find in the city. You won't want to wait on this one.