



**712 Rosewood Avenue N  
Picture Butte, Alberta**

**MLS # A2302373**



**\$469,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,166 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Carport, Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Window coverings, garage door opener

Beautiful fully developed bi-level offering over 1,100 sq ft of stylish, functional living space. This home features a stunning updated kitchen with stainless steel appliances and plenty of room to gather and entertain. With 3 bedrooms up and 2 down, there's space for the whole family. Extensive upgrades provide peace of mind, including newer windows (3 years), Hardie plank siding, roof, furnace, hot water tank, and updated flooring. The fully finished basement boasts a spacious family room with cozy baseboard heating and convenient access to the backyard. Step outside to your private yard complete with lawn space and a stone patio—perfect for relaxing or hosting guests. The detached double garage is a mechanics dream, featuring in-floor heating, and “ doors. Enjoy the added convenience of a covered carport with durable torch-on roofing for year-round protection. This is a must-see property offering comfort, updates, and incredible garage space!