



GRASSROOTS
REALTY GROUP

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608 Rogers Avenue
Picture Butte, Alberta

MLS # A2142829



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,385 sq.ft.	Age:	1950 (75 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.44 Acre		
Lot Feat:	Back Lane, Back Yard, Brush, Front Yard, Garden, Landscaped, Lawn, No Ne		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Sump Pump(s), Suspended Ceiling, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: n/a

Looking for the convenience of living in town but also the luxury of a huge family-friendly yard and garden? This is the place! A yard triple the size of your average town lot plus an extensively renovated and expanded home with an oversized new double garage. This beautiful home comes with 6 bedrooms and 2 bathrooms. The main floor is 1390 square feet in size and there is a full basement. The house has been expanded and the old part has been almost completely redone in the past years, including but not limited to both bathrooms and most bedrooms. You will enjoy the nice new open living room, 28' x 24', with vaulted ceiling. Several windows have been upgraded to triple pane(2021). The siding of the whole house and garage is new Hardy board. There is a nice little office to work from home. The family room in the basement is not finished yet. You will love the huge new attached double garage, 24' x 44', heated, with room for 2 vehicles and extra space galore to use as a shop. The well landscaped yard (approximately 77' x 247' in size) provides lots of privacy and comes with a greenhouse and chicken coop. To make it even better, the yard is backing unto the wide open green strip of the former railroad. Included in the asking price are the stove, a new fridge-freezer (Oct 2023), a new washer (March 2024), the greenhouse and the chicken coop. One of a kind!