



GRASSROOTS
REALTY GROUP

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415 8 Street N
Picture Butte, Alberta

MLS # A2194840



\$455,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,567 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Street Lighting, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, See Remarks, Wood Counters		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Garage Door Opener and Remote, Central Air Conditioner, Hoodfan, Moveable Shed, Garage Shelving

Spacious family home in the charming town of Picture Butte, Alberta. This stunning property is situated on a desirable corner lot, offering ample space and privacy for you and your family. With 4 bedrooms, 3 bathrooms, and a versatile den that could also serve as a bedroom that doesn't have a closet, this home is designed to accommodate all your family's needs. Discover the convenience of keyless entry and the elegance of wood finishing throughout. The inviting living room features a cozy gas fireplace, perfect for relaxing evenings. The kitchen is a chef's delight, boasting bay windows that flood the space with natural light, a stylish tiled backsplash, butcher block countertops, and matching stainless steel appliances. The built-in wood pantry and coffee bar add both function and charm. Enjoy seamless indoor-outdoor living with a large back deck accessible from the formal dining area, ideal for entertaining or enjoying a quiet morning coffee. The main floor offers 2 bathrooms, including a 3-piece ensuite complete with a standup glass shower off the main bedroom. A conveniently located main floor laundry nook features stacking Whirlpool appliances, built-in cabinetry, a tiled backsplash, and a wash sink. The lower level is designed for family fun and relaxation, featuring a large recreation room, family room, and 2 additional bedrooms. A 3-piece bathroom with a standup glass shower and additional storage spaces complete this versatile area. Outside, the property continues to impress with an attached double car garage, equipped with heating and 220 electricity, and additional driveway parking. The fully-fenced yard includes an oversized shed for all your storage needs. Located close to schools, parks, restaurants, and amenities, this home offers the perfect blend of comfort, convenience, and community. Don't miss this opportunity to

make this beautiful Picture Butte property your forever home.