



GRASSROOTS
REALTY GROUP

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422 Highway Avenue
Picture Butte, Alberta

MLS # A2208310



\$265,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,140 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Amazing opportunity awaits you with this 1140 sq ft 3 bedroom bungalow situated in the heart of the downtown core on main street in Picture Butte. At first glance, the home has the look and charm of something out of a storybook, and it still retains much of that nostalgic feel. There is a extra long concrete driveway that provides ample off-street parking, leading to the 14' x 20' detached garage. Upgrades include furnace, sump pump, electrical, some windows, and newer shingles. Basement bedroom window is not egress compliant. Please note*** This property is zoned C1 (Retail Commercial) which will likely pose challenges with traditional residential financing. Prime location for a new home based business, or renovate to suit your retail or commercial aspirations!