



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**565 Rogers Avenue  
Picture Butte, Alberta**

**MLS # A2208692**



**\$339,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	952 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener, trampoline

This beautiful bungalow offers comfort, convenience, and a host of updates. Step into a bright and inviting living room, with patio doors leading from the dining area to the spacious deck and backyard. The updated kitchen features modern cupboards and brand new appliances. The home includes three comfortable bedrooms, a renovated bathroom with new plumbing, and recent upgrades like new shingles, siding and a new deck – ideal for enjoying sunny days outdoors. You'll love the oversized 24' x 26' double detached heated garage, complete with electrical, a built-in workbench, and plenty of space for vehicles or projects. The large lot also features a storage shed and a convenient pathway connecting the house to the garage. Only twenty minutes from Lethbridge, and move in ready! Call your REALTOR® and schedule your showing today!