



**101 3 Street S**  
**Picture Butte, Alberta**

**MLS # A2275980**



**\$549,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow with Loft		
<b>Size:</b>	2,346 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Ceiling Fan(s), Double Vanity, No Smoking Home, Open Floorplan, Separate Entrance		

**Inclusions:** 3 fridge, 2 stoves, Dishwasher, 2 washers, 3 dryers, any window coverings, shed, 1 garage door remote, shed, hot tub(as-is needs repair), furniture in basement suites.

Large bungalow home on a cul-de-sac in Picture Butte with bonus room above garage and loft in primary bedroom. Home is being sold in "as-is, where-is" condition. Basement features a 2 bedroom legal suite and a 1 bedroom illegal suite. Home features vaulted ceilings with exposed beams. Nice floorplan with large living room, dining room, kitchen, breakfast nook, family room with gas fireplace(not currently working), mud room, 3 bedrooms, and 2 bathrooms on main. Primary bedroom also has laundry hookups, a 5 piece ensuite, and a loft with ladder for access. Large wrap around partially covered deck with access from breakfast nook and family room. Basement is developed with two suites, including a 2 bedroom legal suite featuring good size living room with wood fireplace, 3 piece bathroom with laundry, and one of the bedrooms features a walk-in closet. Second suite is a 1 bedroom illegal suite with a 3 piece bathroom, laundry room with some kitchenette features, & a sauna(not sure if working). Yard is fenced and landscaped with a separate dog run, paved basketball court area, and a good sized yard space. There is also a shed. Home is close to park and playground. Double garage for your vehicles and a large amount of parking on the driveway.