



5, 333 Cowan Avenue  
Picture Butte, Alberta

MLS # A2289083



**\$389,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,085 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 100
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** NA

Welcome to Unit 5 at 333 Cowan Avenue, a beautifully refreshed condo in the heart of Picture Butte offering comfort, style, and easy living. Whether you are a first time buyer, investor, or looking to downsize without sacrificing quality, this home delivers exceptional value. Step inside to a bright, open concept layout designed for both everyday living and effortless entertaining. The inviting living room features large windows that flood the space with natural light, along with a cozy fireplace that creates a warm and welcoming atmosphere. The seamless transition into the kitchen enhances the functionality of the home while keeping the space connected and airy. The kitchen stands out with modern cabinetry, stainless steel appliances, and a clean, contemporary design that feels both stylish and practical. Ample counter space and natural light make it a space you will truly enjoy cooking and gathering in. This thoughtfully designed unit offers two generously sized bedrooms, providing flexibility for guests, a home office, or additional storage. The bathrooms are well appointed with tasteful finishes and a layout that maximizes comfort and convenience. Located in the welcoming community of Picture Butte, you will enjoy a peaceful small town setting with easy access to local shops, parks, and schools. Low maintenance and move in ready, this is an excellent opportunity to secure a smart investment or settle into a comfortable home in a fantastic location.