



416 7th Street  
Picture Butte, Alberta

MLS # A2296618



**\$494,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,893 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Pantry, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** 2 garden sheds

This custom built bungalow is thoughtfully designed, with everything you need. 1893 sq ft solid built home with attached double garage and entire brick exterior located on a large lot. This sprawling home features two large bedrooms upstairs and two downstairs, 2 1/2 baths with a large soaker tub with walk-in shower, and a separate sauna across the hall! The laundry room is conveniently located on the main floor with a walk-in pantry. It is connected to the open concept kitchen and dining area, which features a wood burning fireplace. The living room is a great place to relax and has tons of natural light from the picture window. The basement also has a large storage area, and two flex rooms which are being used as a workout room and a games room. The owner built a shed that can hold all your toys and patio furniture. The backyard also has a gas hook up for your BBQ, along with a low maintenance gazebo with metal roof. This captivating outdoor living space allows you to enjoy quiet evenings surrounded by the mature trees that provide a park-like and private setting! This home is a must see &ndash; you will not be disappointed.