



**241 Crescent Avenue
Picture Butte, Alberta**

MLS # A2299979



\$319,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,509 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Other, See Remarks		

Heating:	Boiler	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: none

First time on the market! This super unique property affords the buyer with a multitude of options! Here is the lowdown: The owners added a 636 sq ft second storey over top of the original 873 sq ft bungalow. The stairs to the top level are on the outside of the house, so the 2 floors are not connected inside. The main floor has 2 bedrooms, laundry, and a 4 piece bath. The upper level is a 1 bedroom, 1 bath with laundry, along with a kitchen that is partially roughed in. So basically we are looking at the potential to be an up down duplex type of property. Don't overlook the 24' x 26' double detached garage that's insulated with concrete floors. Although the home has been well lived in, it has great bones, and could be move in ready with a minimum of effort. Situated on a large corner lot, close to everything, and easy to show with quick possession available.