



**448 Crescent Avenue  
Picture Butte, Alberta**

**MLS # A2303796**

**\$149,999**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,276 sq.ft.	<b>Age:</b>	1949 (77 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

**Heating:** Forced Air

**Floors:** Vinyl

**Roof:** Asphalt Shingle

**Basement:** Partial

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Sump Pump(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R

**Utilities:** -

**Inclusions:** AS IS WHERE IS

Solid investment opportunity! This 3 bedroom, 1 bathroom bungalow is ideally located close to schools and a ball diamond, making it an attractive option for tenants and future occupants alike. Previously rented for \$1,700/month plus utilities, this property offers strong income potential. Ready for its next owner to take advantage of the possibilities—whether that’s keeping it as a rental, renovating to increase value, or exploring redevelopment options. This property must be purchased together with 446 Crescent Ave, creating a rare package deal with multiple strategies: hold both as rentals, add additional income potential, or consider a future land assembly for multi-family development (buyer to verify). A flexible opportunity with immediate and long-term upside!