



556 Rogers Avenue
Picture Butte, Alberta

MLS # A2305842



\$295,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,236 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board

Foundation: Poured Concrete

Features: Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Shed

Great home at an attractive price! Welcome to 556 Rogers Avenue in the thriving little town of Picture Butte. This one and a half story charmer will fit your needs perfectly. Featuring 2 main floor bedrooms, and one oversized master bedroom in the loft. The owner just installed a brand spanking new kitchen last week, along with a shiny new 3 piece bathroom with oversized corner shower, and stackable main floor laundry! The kitchen / living area has an abundance of natural light with the 16' high vaulted ceilings. There is even a flex room / den at the back, also with the 16' ceiling height. The basement still has laundry hookups, has a newer furnace and H/W tank, and is mainly just used for storage. This property has a 160' deep lot affording an abundance of privacy, so outdoor living space is not an issue. There is also a newer 18' x 22' detached rear garage on concrete with power for all of your projects! Hardy board siding, and newer shingles just add to the value! Lots of off street parking and only 1/2 block from the High School, this home should definitely be on your viewing list!