



GRASSROOTS

REALTY GROUP

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**605 Rogers Avenue
Picture Butte, Alberta**

MLS # A2305977



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,334 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Storage		

Inclusions: wall mount A/C, 2 kitchen stools, reverse osmosis system, wood stove, treadmill

Fantastic 1334 sq ft 3 bedroom 3 level split in Picture Butte! This spacious home has had many upgrades over the years: roof, both bathrooms have been redone, reverse osmosis water system, some paint, new light fixtures, and more. Good sized bedrooms, woodburning stove in the living room, wonderful kitchen & dining area, plus an office and a den downstairs are just a few of the features that you're going to love. The backyard has a dad approved 10 x 28 heated workshop/shed, fruit trees, and a 16 x 22 concrete parking pad. Enjoy all of this privacy, peace, and tranquility from the maintenance free rear deck. And check out the list of inclusions! This property has been owned by the same family for over 30 years and pride of ownership is evident through this super clean home.