



**807 Sunset Place
Picture Butte, Alberta**

MLS # A2308332



\$555,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,312 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	res
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this newer home tucked into one of Picture Butte's growing neighborhoods. From the moment you step inside, the open-concept main living area feels bright, welcoming, and ready for everyday life or entertaining friends and family. The main floor offers a well-laid-out primary suite complete with a 4-piece ensuite, along with two additional bedrooms and a full bathroom—giving you plenty of space for family, guests, or a home office. Downstairs, the fully developed basement expands your living space with a large rec room, two more bedrooms, and another full bathroom. There's even a charming little playhouse tucked under the stairs that's sure to be a hit with the kids. Enjoy your morning coffee on the covered front porch or soak up the sun on the back sundeck. The yard is set up for easy maintenance with underground sprinklers in both the front and back. If you've been thinking about a newer home but would rather skip the added GST that comes with buying brand new, this property is well worth a look.