



GRASSROOTS
REALTY GROUP

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103 3 Street S
Picture Butte, Alberta

MLS # A2309239



\$769,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,214 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Stone Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to 103 3rd St South in the heart of Picture Butte's sought-after "Brick Row" — a truly one-of-a-kind property tucked away on a quiet cul-de-sac and situated on a beautifully manicured oversized lot backing onto green space with rear alley access. This exceptional property offers the complete package: a stunning residence, attached double garage, detached shop, storage shed, home gym, and resort-style outdoor living designed for comfort, function, and entertaining. The immaculate yard showcases underground sprinklers connected to irrigation water, mature fruit trees and bushes, newly paved walkways, a covered composite deck with natural gas BBQ hookups, a dog run connected to the garage, and security cameras for added peace of mind. With no rear neighbors and peaceful green space behind, the outdoor setting feels private, spacious, and serene. Pride of ownership is evident in every inch of this property. Inside, the extensively updated home blends modern convenience with timeless style. The renovated kitchen features a farmhouse sink, granite countertops, stylish cabinetry, premium appliances, a mini fridge built into the island, and smart light switches throughout the home. The updated laundry/mud room is both functional and beautiful with herringbone tile flooring and a built-in dog wash station. Comfort and efficiency are top priorities with a rebuilt water-on-demand system (2025), high-efficiency furnace, smart thermostat, central A/C, central vacuum, and even a cell booster to keep you connected. The primary suite is a private retreat complete with built-in wardrobes, a beautiful ensuite, and a private balcony overlooking the incredible backyard and green space. The detached shop is a dream setup for hobbyists, mechanics, or collectors — equipped with a chain lift, welding hookups, and ample room for

two project vehicles. At the front of the shop, you'll find an impressive home gym featuring a \$30,000 swim spa and a smart humidity-control system for year-round enjoyment. The basement offers substantial storage space, including cold storage, and for those with an adventurous side; there's even a hidden secret room on the third level waiting to be discovered. Properties like this rarely come to market. Call your favorite REALTOR® today and get into this incredible home quickly!