



12, 333 Cowan Avenue
Picture Butte, Alberta

MLS # A2312917



\$449,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,164 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 100
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: NA

Welcome to Unit 12 at 333 Cowan Avenue, a beautifully maintained condo in the heart of Picture Butte offering comfort, convenience, and outstanding potential. Whether you are a first time buyer, investor, or looking to downsize, this home presents an excellent opportunity to enjoy low maintenance living in a welcoming community. Step inside to a bright and inviting open concept layout designed for both everyday living and effortless entertaining. Large windows fill the living space with natural light, creating a warm and welcoming atmosphere. The functional floor plan flows seamlessly into the kitchen, offering plenty of workspace, ample cabinetry, and a practical design that makes meal preparation a breeze. The main floor features a spacious primary bedroom along with a well appointed full bathroom, providing comfortable single level living. Downstairs, the unfinished basement offers a blank canvas ready for your personal touch. With a bathroom already roughed in, there is incredible potential to create additional living space, a recreation room, guest area, home office, or extra storage to suit your needs. Located in the friendly community of Picture Butte, you will enjoy a peaceful small town lifestyle while remaining close to local shops, parks, schools, and everyday amenities. Move in ready with room to grow, Unit 12 is a fantastic opportunity to secure an affordable home with future potential.