



110046 Rg RD 205
Picture Butte, Alberta

MLS # A2318968



\$899,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,943 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Quad or More Detached, Single Garage Attached		
Lot Size:	5.61 Acres		
Lot Feat:	Landscaped, Private, See Remarks		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Built-in Features, See Remarks, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: 6-11-20-W4

Zoning: Ag Res

Utilities: -

Inclusions: Hot tub (as is), white shelf down, 2 garage door openers & controls (shop), workbench in shop, play center, existing irrigation equipment & pipes

Gorgeous acreage close to everything, with all the features you have been looking for! Starting with the 50' x 60' workshop that is half cold storage, and half insulated, all on concrete with power and overhead electric doors. This shop and graveled yard is perfect for the trucker, home based business owner, or hobby enthusiast! The main yard is completed surrounded by an amazingly set of old growth trees giving it a park like private, secure, and sheltered atmosphere! Everything is so green, lush, healthy and all is watered with underground sprinklers fed from a pressurized LNID waterline to keep the entire yard looking great! This property is perfect to hold a wedding, family reunion, or whatever huge outdoor gathering you can dream up! The back of the property was previously used for livestock, with some older corrals, a dugout, and a couple acres of lush pasture land. The bungalow style home built in 1979, is 1943 sq ft of sprawling living space, with an amazing kitchen, massive primary bedroom with french doors to a private patio hot tub, and a must see walk in closet and ensuite bathroom. The basement has 2 bedrooms, office and family room. There is an added 350 sq ft sun room with its own heat source to provide additional space for your enjoyment! This home also features an oversized heated single attached garage, city water, and has had a multitude of recent upgrades. The owners utilized the Greener Homes grant in 2022 to significantly increase the energy efficiency of the home! This cost savings measures were completed with new windows, doors, blown in insulation in the attic and spray foam where needed downstairs. The roof and eaves troughs were also replaced in 2023. There is also a two tiered rear deck and patio, and it includes 5 appliances and a playcenter for the littles, right beside the garden plot! Have you heard enough? Well we

have only scratched the surface, so you need to put a plan in action and check this place out!