



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**251 Crescent Avenue
Picture Butte, Alberta**

MLS # A2325280



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,038 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water		

Inclusions: raised garden beds

Come see this move in ready home on a quiet street with views of the lake in the distance. Walk into an open concept design that is comfortable and inviting. Natural light is evident throughout the main floor which offers the master bedroom with double closet space, an additional bedroom and a 4-piece bathroom. The kitchen boasts modern appliances with an island for all your baking and cooking needs. A convenient walk-in pantry allows for functionality and additional storage for all the unused small appliances. You will feel the sense of ease watching out your kitchen window as the children play in the spacious landscaped yard. Possibilities are endless with the backyard featuring raised garden beds and alley access to the car canopy. The impeccable family room downstairs offers room for the children to play while watching your favorite show. An additional 2 bedrooms and a full bathroom complete the basement, with additional storage under the stairs and in the utility room. This home has been built with comfort and efficiency in mind with the tankless hot water system and ICF foundation. You won't want to miss the opportunity to call this your new home and experience the beauty within.