



GRASSROOTS
REALTY GROUP

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**518 Maple Crescent
Picture Butte, Alberta**

MLS # A2334646



\$449,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,391 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, See Remarks, Storage		

Inclusions: fridge & freezer down

1391 sq ft, fully finished 5 bedroom, 3 bathroom bungalow on a quiet residential street. This move in ready home has been fully renovated, and barely lived in. The current owner completely renovated the home a few years back, and has since spent over 95% of his time working out of province. So the interior of this home is in 10/10 for condition. The exterior and the yard could use a little TLC and some love, but that's just a little bit of elbow grease required by you! Brand new kitchen, 7 appliances, new flooring, paint, and new shingles in 2023. The basement was previously unfinished, so all the reno's down have been completed within the past 5 years, including 2 bedrooms, massive 3 piece bath, family room, laundry room, and ample storage. This home has been priced for action! Quick possession available.