



GRASSROOTS
REALTY GROUP

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609 Maple Place
Picture Butte, Alberta

MLS # A2339367



\$480,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,423 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neighbours Behin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener & remote, dog gates x3, wooden storage box on deck

Built in 1999, this modified bi-level sits in an established Picture Butte neighbourhood and was made for a family that likes room to spread out and a place to gather. The real standout is the setting. The home backs directly onto an open field with no neighbours behind, and the south-facing rear deck looks straight out over it. Inside, the main floor holds a large kitchen, an open dining area, and a living room, along with the primary bedroom, main-floor laundry, and a 4-piece bathroom. Upstairs are two more bedrooms and a second 4-piece bath, keeping the kids close but on their own level. The fully finished basement is built for entertaining, with a family room warmed by a gas fireplace, a fun nautical-themed bar, a fourth bedroom, and a 2-piece bathroom that is already plumbed for a tub or shower whenever you want to make it a full bath. Newer flooring runs through much of the home, and central air keeps things comfortable all summer. Outside is where this one earns its keep. The fully fenced 0.16-acre lot has a large multi-tiered deck topped with a pergola for shade, and a gas hookup right there for the BBQ. The insulated double attached garage is already plumbed with a gas line, ready for a heater whenever you want one, and the driveway provides plenty of parking. Close to schools, parks, and shopping, this is a practical fit for a growing family looking for more room inside and out, in a small town that stays quiet. Book your showing today!