



GRASSROOTS
REALTY GROUP

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407 7th Street
Picture Butte, Alberta

MLS # A2345967



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	967 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: shed & some window coverings

Calling all landlords and investors. Turnkey little rental property in Picture Butte, with quality tenants already in place, and willing to stay! 407-7th Street in Picture Butte is a rock solid 967 sq ft Bungalow style home with 2+2 bedrooms and 2 bathrooms, with newer kitchen cupboards. Exterior upgrades include hardy board siding, roof, Peka roll shutters, paving stone driveway, and zero maintenance front landscaping. The back yard is massive, perfect for your littles or fur babies! Plus, it is ideally located between two schools, meaning you are only a 2 minute walk to multiple playgrounds and less than 5 minutes to the dog park and the lakeside walking trails! Great home, great price! Lets make it happen! ** Note, some photos have been altered using AI filters**