



GRASSROOTS
REALTY GROUP

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422 8 Street N
Picture Butte, Alberta

MLS # A2350463

\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,207 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	RES1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, Storage		

Inclusions: Fridge, stove/oven, microwave, dishwasher, all light fixtures, garage door remotes, A/C unit, large freezer in downstairs storage room, cupboard in freezer room, dressers under stairs, work desk, garage belongings, central vac unit and hose.

Welcome to 422 8 St N in Picture Butte! This charming bi-level home is great for families looking for more room, first time home buyers or even investors. The main level is spacious with three bedrooms. The updated primary has a 3pc ensuite and tons of closet space. The kitchen and dining area will be perfect for family meals and for hosting. There is also a great living room with large windows that lets in tons of natural light. Moving downstairs, you have two more bedrooms, a large rec room, and plenty of storage space. There is truly room for the whole family here. One of the best features of the basement is the walkout to the backyard, offering both easy access to the basement for families as well as suiting potential for investors or someone looking to offset their mortgage. The backyard offers plenty of green space and a deck for those warm southern Alberta evenings, With an attached single garage and a parking pad, all of your parking needs are covered. If you're looking for that small southern Alberta town near Lethbridge, this home is hard to beat. Contact your favourite REALTOR® today!