

# \$460,000 - 724 Northridge Avenue, Picture Butte

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MLS® #A2187427

**\$460,000**

5 Bedroom, 3.00 Bathroom, 1,066 sqft

Residential on 0.17 Acres

NONE, Picture Butte, Alberta

Spacious 5-Bed, 3-Bath Home with Breathtaking Views of the "Walk on the Wild Side" Nature Preserve.

This spacious family home offers over 2,000 square feet of bright, open-concept living space and backs directly onto the stunning "Walk on the Wild Side" Nature Preserve. With no neighbours behind you, and just steps from the Picture Butte Reservoir, this home provides the perfect setting whether you're looking to relax or entertain.

As you step inside, you'll be greeted by high ceilings and an abundance of natural light that floods the living spaces. The main floor features 2 bedrooms, including a primary suite complete with a double vanity, walk-in closet, and a full ensuite bath for added privacy. The open living area flows seamlessly, providing ample space for all your activities.

The kitchen is a Chef's dream, offering not one, but two pantries for plenty of storage and organization. With 3 full baths, there's never any wait for your morning routine. The finished basement boasts a second living room and 3 additional good-sized bedrooms, providing plenty of room for family, guests, or a home office.

Outside, the landscaped backyard is the perfect place to enjoy the views, featuring a few trees and a spot to park your RV, or build your dream garage. There's also the added



convenience of alley access to your backyard.

This home features a heated 24x26 double attached garage, ensuring your vehicles are kept cozy year-round, in addition to the ample storage space.

With its prime location, beautiful views, and spacious layout, this home won't last long! Call your Realtor today and book a showing.

Built in 2009

**Essential Information**

MLS® #	A2187427
Price	\$460,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,066
Acres	0.17
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	724 Northridge Avenue
Subdivision	NONE
City	Picture Butte
County	Lethbridge County
Province	Alberta
Postal Code	T1K 1V0

**Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Off Street, RV Access/Parking, RV Gated
# of Garages	2

## Interior

Interior Features	Double Vanity, High Ceiling, Open Floorplan, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Freezer, Gas Water Heater, See Remarks, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full



## Exterior

Exterior Features	Barbecue, Playground, Rain Gutters, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Views, Back Lane, Conservation, Creek/River/Stream/Pond, Environmental Reserve, Few Trees, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	January 29th, 2025
Days on Market	83
Zoning	R1

## Listing Details

Listing Office	eXp Realty of Canada
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