

# \$265,000 - 422 Highway Avenue, Picture Butte

MLS® #A2208310

## \$265,000

3 Bedroom, 1.00 Bathroom, 1,140 sqft

Residential on 0.13 Acres

NONE, Picture Butte, Alberta

Amazing opportunity awaits you with this 1140 sq ft 3 bedroom bungalow situated in the heart of the downtown core on main street in Picture Butte. At first glance, the home has the look and charm of something out of a storybook, and it still retains much of that nostalgic feel. There is a extra long concrete driveway that provides ample off-street parking, leading to the 14' x 20' detached garage. Upgrades include furnace, sump pump, electrical, some windows, and newer shingles. Basement bedroom window is not egress compliant. Please note\*\*\* This property is zoned C1 (Retail Commercial) which will likely pose challenges with traditional residential financing. Prime location for a new home based business, or renovate to suit your retail or commercial aspirations!

Built in 1959

## Essential Information

MLS® #	A2208310
Price	\$265,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,140
Acres	0.13
Year Built	1959
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	422 Highway Avenue
Subdivision	NONE
City	Picture Butte
County	Lethbridge County
Province	Alberta
Postal Code	T0K 1V0

### Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Freezer, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 4th, 2025
Days on Market	18
Zoning	C1

### Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (PICTURE BUTTE)
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