

**719 B Rosewood Avenue  
Picture Butte, Alberta**

**MLS # A2252590**

**\$259,000**



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<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	Attached-Side by Side, Bi-Level	
<b>Size:</b>	912 sq.ft.	<b>Age:</b> 1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 1
<b>Garage:</b>	Off Street, Parking Pad	
<b>Lot Size:</b>	0.09 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, See Remarks	

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<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks, Storage		
<b>Inclusions:</b>	shed		

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Revenue, starter, or investment property. This 2 bedroom 1/2 duplex has been extensively renovated and upgraded inside and out in the past few years. New roof, exterior paint, windows, downspouts, eavestroughs, cupboards, flooring, and fresh interior paint. The basement is unfinished, and ready for your plans, including plumbing for a roughed in bathroom. The owner would prefer if the buyer would assume the tenant, and the tenant would love to stay, and will sign a long term lease.