

**719 B Rosewood Avenue
Picture Butte, Alberta****MLS # A2252590****\$259,000**

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

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

Inclusions: shed

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, evestroughs, 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.