

**526 Highway Avenue
Picture Butte, Alberta**
MLS # A2275250

\$309,000
Division: NONE

Type: Residential/House

Style: Bungalow

Size: 1,235 sq.ft. **Age:** 1960 (66 yrs old)

Beds: 5 **Baths:** 1

Garage: Double Garage Detached, Gravel Driveway

Lot Size: 0.11 Acre

Lot Feat: Landscaped

Heating:	Forced Air	Water:	Public
Floors:	Laminate, Linoleum, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		
Inclusions:	Stove (as is)		

Value Plus!! This 1235 sq ft 5 bedroom bungalow is in decent, and very liveable condition, but could use a little love. A bit of fresh paint, and maybe some flooring upgrades, and this little gem will really shine. The basement is partially finished with 2 bedrooms framed in, large family room, and roughed in plumbing for a second bathroom. This home also features a double detached garage, private yard, main floor laundry, 5 appliances and immediate possession. Plus it is centrally located, being only one block from 2 schools and the downtown shopping core. A must see!