

**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!