

# \$455,000 - 415 8 Street N, Picture Butte

MLS® #A2194840

**\$455,000**

4 Bedroom, 3.00 Bathroom, 1,567 sqft

Residential on 0.15 Acres

NONE, Picture Butte, Alberta

Spacious family home in the charming town of Picture Butte, Alberta. This stunning property is situated on a desirable corner lot, offering ample space and privacy for you and your family. With 4 bedrooms, 3 bathrooms, and a versatile den that could also serve as a bedroom that doesn't have a closet, this home is designed to accommodate all your family's needs. Discover the convenience of keyless entry and the elegance of wood finishing throughout. The inviting living room features a cozy gas fireplace, perfect for relaxing evenings. The kitchen is a chef's delight, boasting bay windows that flood the space with natural light, a stylish tiled backsplash, butcher block countertops, and matching stainless steel appliances. The built-in wood pantry and coffee bar add both function and charm. Enjoy seamless indoor-outdoor living with a large back deck accessible from the formal dining area, ideal for entertaining or enjoying a quiet morning coffee. The main floor offers 2 bathrooms, including a 3-piece ensuite complete with a standup glass shower off the main bedroom. A conveniently located main floor laundry nook features stacking Whirlpool appliances, built-in cabinetry, a tiled backsplash, and a wash sink. The lower level is designed for family fun and relaxation, featuring a large recreation room, family room, and 2 additional bedrooms. A 3-piece bathroom with a standup glass shower and additional storage spaces complete this versatile area. Outside, the property continues



to impress with an attached double car garage, equipped with heating and 220 electricity, and additional driveway parking. The fully-fenced yard includes an oversized shed for all your storage needs. Located close to schools, parks, restaurants, and amenities, this home offers the perfect blend of comfort, convenience, and community. Don't miss this opportunity to make this beautiful Picture Butte property your forever home.

Built in 1991

### Essential Information

MLS® #	A2194840
Price	\$455,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,567
Acres	0.15
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	415 8 Street N
Subdivision	NONE
City	Picture Butte
County	Lethbridge County
Province	Alberta
Postal Code	T0K 1V0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, See Remarks, Wood Counters, French Door
Appliances	Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	February 17th, 2025
Days on Market	77
Zoning	R1

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.