

# \$265,000 - 422 Highway Avenue, Picture Butte

MLS® #A2208310

## \$265,000

3 Bedroom, 1.00 Bathroom, 1,140 sqft

Residential on 0.13 Acres

NONE, Picture Butte, Alberta

Amazing opportunity awaits you with this 1140 sq ft 3 bedroom bungalow situated in the heart of the downtown core on main street in Picture Butte. At first glance, the home has the look and charm of something out of a storybook, and it still retains much of that nostalgic feel. There is a extra long concrete driveway that provides ample off-street parking, leading to the 14' x 20' detached garage. Upgrades include furnace, sump pump, electrical, some windows, and newer shingles. Basement bedroom window is not egress compliant. Please note\*\*\* This property is zoned C1 (Retail Commercial) which will likely pose challenges with traditional residential financing. Prime location for a new home based business, or renovate to suit your retail or commercial aspirations!

Built in 1959

## Essential Information

MLS® #	A2208310
Price	\$265,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,140
Acres	0.13
Year Built	1959
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	422 Highway Avenue
Subdivision	NONE
City	Picture Butte
County	Lethbridge County
Province	Alberta
Postal Code	T0K 1V0

### Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Refrigerator, Washer/Dryer, Window Coverings, Freezer, Stove(s)
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 4th, 2025
Days on Market	135
Zoning	C1

### Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (PICTURE BUTTE)
----------------	---

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.