

# \$295,000 - 541 Crescent Avenue, Picture Butte

MLS® #A2095309

## \$295,000

4 Bedroom, 2.00 Bathroom, 1,501 sqft

Residential on 0.15 Acres

NONE, Picture Butte, Alberta

Discover the allure of this 1500 sq ft bungalow, a piece of local history that seamlessly marries the charm of the 1950's with contemporary comfort. Nestled on a large corner lot close to the downtown core and 2 elementary schools, this residence was one of the premier homes of its time period. it boasts countless upgrades, and a move in ready appeal. Enjoy 3 bedrooms and laundry on the main floor, hardwood floors, and a huge living room with gas fireplace, which provides ample room for your growing family, or those seeking extra space for work or leisure. Numerous upgrades including a recently replace boiler, central A/C brand new basement finishing, and a must see main floor bathroom with jetted jacuzzi tub and walk in corner shower. Retreat to your private rear patio area, perfect for outdoor relaxation and entertainment. This home is move in ready for its next owners to enjoy.

Built in 1950

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2095309  |
| Price          | \$295,000 |
| Sold Price     | \$285,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,501     |
| Acres          | 0.15      |



|            |             |
|------------|-------------|
| Year Built | 1950        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Sold        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 541 Crescent Avenue |
| Subdivision | NONE                |
| City        | Picture Butte       |
| County      | Lethbridge County   |
| Province    | Alberta             |
| Postal Code | T0K 1V0             |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Available, Natural Gas Available, Phone Available |
| Parking Spaces | 2                                                                              |
| Parking        | Concrete Driveway, Driveway, Off Street                                        |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Central Vacuum, Jetted Tub, See Remarks, Storage                   |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Hot Water                                                          |
| Cooling           | Central Air                                                        |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Private Yard           |
| Lot Description   | Corner Lot, Landscaped |
| Roof              | Asphalt Shingle        |
| Construction      | Metal Siding           |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 28th, 2023 |
| Date Sold      | February 15th, 2024 |
| Days on Market | 79                  |

|          |      |
|----------|------|
| Zoning   | R1   |
| HOA Fees | 0.00 |

**Listing Details**

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

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