

# \$284,900 - 245 Crescent Avenue, Picture Butte

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MLS® #A2097617

**\$284,900**

2 Bedroom, 2.00 Bathroom, 1,169 sqft

Residential on 0.14 Acres

NONE, Picture Butte, Alberta

This beautiful Picture Butte home has been renovated right down to the studs and wonderfully landscaped to make an ideal property for anyone who wants to relax and enjoy small-town living. A new roof, new Hardie-board siding, and underground sprinklers give this home unbeatable curb appeal. Step into the bright front foyer and you'll notice how calming this home's atmosphere is. The main-floor nursery and laundry room are ideal for growing families. A spacious living room and kitchen with adjoining mudroom and four-piece bath complete the main floor and make the perfect spot for enjoying quality time together. Upstairs, a luxurious primary bedroom suite includes a four-piece ensuite bath and nearby storage to keep everything organized. Outside, this home features a new roof, new siding, and brand new landscaping with underground sprinklers. The backyard will be a hit with the green thumb in your family, with garden boxes and shed storage. If a beautifully renovated home with a welcoming atmosphere and endless curb appeal sounds like the place for you, give your Realtor a call and book a showing today!

Built in 1938

## Essential Information

MLS® #                   A2097617

Price                     \$284,900



|                |                   |
|----------------|-------------------|
| Sold Price     | \$284,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,169             |
| Acres          | 0.14              |
| Year Built     | 1938              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Sold              |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 245 Crescent Avenue |
| Subdivision | NONE                |
| City        | Picture Butte       |
| County      | Lethbridge County   |
| Province    | Alberta             |
| Postal Code | T0L1S0              |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Built-in Features, Storage                               |
| Appliances        | Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                               |
| Cooling           | None                                                     |
| Has Basement      | Yes                                                      |
| Basement          | Partial, Unfinished                                      |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Garden, Private Yard, Storage          |
| Lot Description   | Back Lane, Back Yard, Lawn, Landscaped |
| Roof              | Asphalt Shingle                        |
| Construction      | Wood Frame                             |
| Foundation        | Poured Concrete, Slab                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 18th, 2023 |
| Date Sold      | January 3rd, 2024   |
| Days on Market | 16                  |
| Zoning         | R                   |
| HOA Fees       | 0.00                |

**Listing Details**

Listing Office            Grassroots Realty Group

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