

# \$490,000 - 735 Northridge Avenue, Picture Butte

MLS® #A2137255

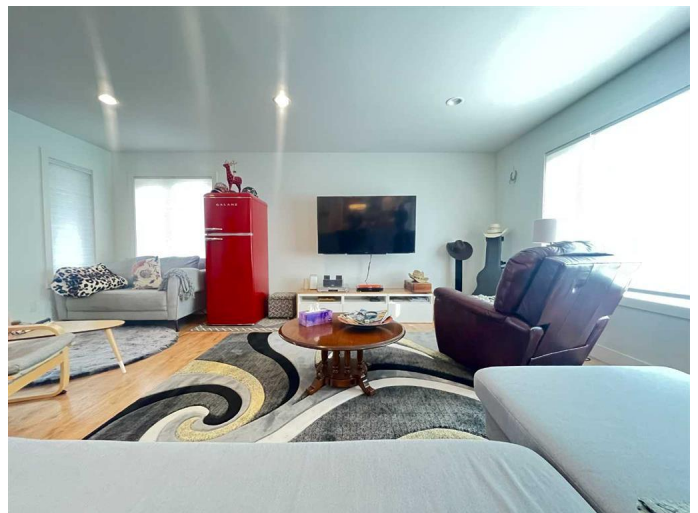
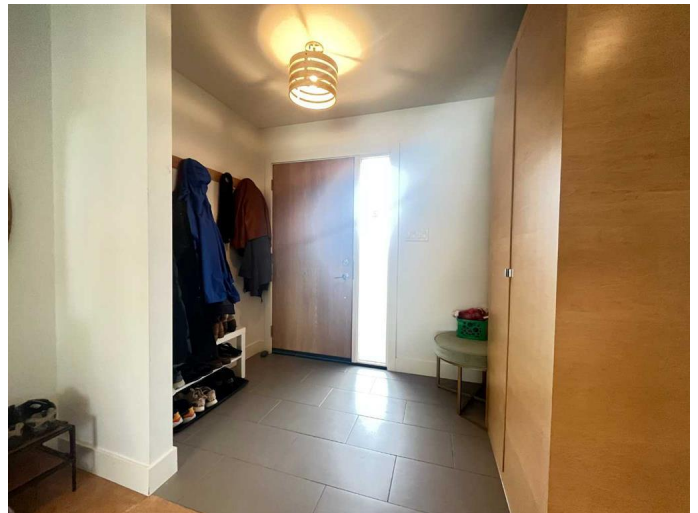
**\$490,000**

5 Bedroom, 4.00 Bathroom, 1,971 sqft

Residential on 0.18 Acres

NONE, Picture Butte, Alberta

Welcome to your dream home on Northridge Ave, Picture Butte. Situated near the scenic Picture Butte Reservoir, this spacious gem offers a peaceful retreat for your morning lakeside strolls. The spacious double garage is perfect for both your vehicles and storage needs. Step inside, and discover a generously appointed home with 5 bedrooms and 3.5 bathrooms, providing ample space for all your needs. The main floor warmly is welcoming with a cozy living room, the perfect spot to unwind and create memories worth framing with an open flow to the dining room and kitchen that's not only well-equipped but also is also bathed in natural light, providing a comfortable dining experience. The kitchen also boasts a spacious pantry and ample counter space to meet all your cooking needs. Convenience continues on the main floor with a handy laundry room and a guest-friendly half bathroom. Upstairs, a versatile bonus room offers space for a home office or a cozy reading nook. The primary bedroom is a true oasis, featuring a 5-piece Japanese-inspired ensuite complete with a deep soaking tub and a spacious walk-in closet. Two additional bedrooms and another 4-piece bathroom complete this floor, ensuring comfort for everyone in the household. Heading down to the basement is another sizable bedroom, a 4-piece bathroom and an additional extra large bedroom with a double door closet/this could also be a family room, offering even more space to cater to your family's needs. Let's



not forget the fully fenced backyard, which features a large deck that leads to a charming patio, perfect for hosting summer gatherings with loved ones. Picture yourself enjoying the sunshine or firing up the grill in this welcoming outdoor area facing south. In a nutshell, this home on Northridge Ave is a rare find and it's waiting for you to call it home. Don't miss out on the opportunity - view today and experience the best of Northridge Ave living!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2137255    |
| Price          | \$490,000   |
| Sold Price     | \$450,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,971       |
| Acres          | 0.18        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 735 Northridge Avenue |
| Subdivision | NONE                  |
| City        | Picture Butte         |
| County      | Lethbridge County     |
| Province    | Alberta               |
| Postal Code | T0K 1V0               |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

|         |                                                                              |
|---------|------------------------------------------------------------------------------|
| Parking | Double Garage Attached, Driveway, Off Street, Parking Pad, RV Access/Parking |
|---------|------------------------------------------------------------------------------|

## Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Tankless Hot Water          |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | Central Air                                                                                     |
| Has Basement      | Yes                                                                                             |
| Basement          | Finished, Full                                                                                  |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Level |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame                                        |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | May 31st, 2024      |
| Date Sold      | February 18th, 2025 |
| Days on Market | 260                 |
| Zoning         | R1                  |
| HOA Fees       | 0.00                |

## Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal Lepage South Country - Lethbridge |
|----------------|-----------------------------------------|

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