

\$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 | 130 |
| Zoning | C1 |

Listing Details

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

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