

# \$499,000 - 608 Rogers Avenue, Picture Butte

MLS® #A2142829

**\$499,000**

6 Bedroom, 2.00 Bathroom, 1,385 sqft

Residential on 0.44 Acres

NONE, Picture Butte, Alberta

For additional information, please click  
Brochure button below.

Looking for the convenience of living in town but also the luxury of a huge family-friendly yard and garden? This is the place! A yard triple the size of your average town lot plus an extensively renovated and expanded home with an oversized new double garage. This beautiful home comes with 6 bedrooms and 2 bathrooms. The main floor is 1390 square feet in size and there is a full basement. The house has been expanded and the old part has been almost completely redone in the past years, including but not limited to both bathrooms and most bedrooms. You will enjoy the nice new open living room, 28' x 24', with vaulted ceiling. Several windows have been upgraded to triple pane(2021). The siding of the whole house and garage is new Hardy board. There is a nice little office to work from home. You will love the huge new attached double garage, 24' x 44', heated, with room for 2 vehicles and extra space galore to use as a shop. The well landscaped yard (approximately 77' x 247' in size) provides lots of privacy and comes with a greenhouse and chicken coop. To make it even better, the yard is backing unto the wide open green strip of the former railroad. One of a kind!

Built in 1950

## Essential Information



MLS® #	A2142829
Price	\$499,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,385
Acres	0.44
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	608 Rogers Avenue
Subdivision	NONE
City	Picture Butte
County	Lethbridge County
Province	Alberta
Postal Code	T0K 1V0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Vinyl Windows, No Animal Home, No Smoking Home, Sump Pump(s), Suspended Ceiling, Vaulted Ceiling(s)
Appliances	Electric Oven, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, Garage Control(s), Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Brush, Back Yard, Front Yard, Garden, Lawn, Landscaped,

No Neighbours Behind, Private, Treed, Wedge Shaped Lot

Roof	Asphalt Shingle
Construction	Wood Frame, Concrete
Foundation	ICF Block

### Additional Information

Date Listed	June 19th, 2024
Days on Market	398
Zoning	R1

### Listing Details

Listing Office	Easy List Realty
----------------	------------------

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.