



## 422 Highway Avenue , Picture Butte, Alberta - \$265,000



Main Photo

### Property Description

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!

### REALTOR Referral





REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: RE/MAX REAL ESTATE - LETHBRIDGE (PICTURE BUTTE)*



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