

209 2 Street N
Picture Butte, Alberta

MLS # A2354185

\$364,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	714 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: Fridge, stove, dishwasher, washer/dryer, garage door opener and remote, microwave, window coverings

Built in 1962 and taken down to the studs in 2022, this Picture Butte bi-level offers a move-in ready home without the unknowns that usually come with an older house. The roof, windows, Hardie board siding, furnace, plumbing, kitchen, bathrooms, and basement were all redone in the rebuild, and the owners have looked after it well since. Originally the home of Dorothy Dalglish, the namesake of the town's elementary school, it carries a bit of local history along with its fresh interior. The main floor is built around a long kitchen and living space, with the primary bedroom, a 4-piece bathroom, and main-floor laundry on the same level. Downstairs, the fully finished basement adds two more bedrooms, a 3-piece bathroom, and a family room, and good-sized windows bring in real natural light, so the lower level feels like part of the home rather than an afterthought. Air conditioning keeps the summer months comfortable, a practical detail you'll appreciate the first hot week in July. Outside, the fenced 0.14-acre lot includes a small side deck, a good-sized back patio, and raised garden beds ready for planting. A single attached garage means carrying groceries in all winter without heading out into the cold, and the location gives a quick in and out of Picture Butte, about 20 minutes from Lethbridge. With the big-ticket work already done, this is a practical fit for a young couple or first-time buyer ready to stop renting who has no interest in taking on a project. Book your showing today!