

# \$369,000 - 515 Watson Avenue, Picture Butte

MLS® #A2244767

**\$369,000**

3 Bedroom, 1.00 Bathroom, 832 sqft

Residential on 0.14 Acres

NONE, Picture Butte, Alberta

Oozing with curb appeal! But this property only gets better, as you get up close and personal. The house and garage both have been upgraded to hardy board exterior, along with new shingles from a 2022 hailstorm. The yard has been meticulously landscaped and maintained, with newer front and side fencing, and a private rear patio area with a built in shade umbrella. The 20' x 30' heated and insulated garage is a must see. There is a garage door accessible from the front, just off of the super sized 6 car driveway. And a second garage door access from the alley! How convenient! The garage also has concrete flooring with in floor hot water heat, 220 power, exhaust fan, and a central floor drain. What else you ask? Well stepping inside the home, you will be taken aback by the warm and cozy layout this little gem has to offer. New flooring throughout the main floor, newer windows, freshly painted, new trim, and upgraded lighting, for starters. The main floor has 2 large bedrooms, good sized living room and kitchen, and a modern 4 piece bathroom. The rock solid concrete basement is mostly unfinished with laundry room, newer furnace and hot water tank, and 1 large bedroom is already framed in. The basement has roughed in electrical, and could easily accommodate an extra bedroom or 2, and still have a nice sized family room. And, this property is centrally located on a safe and quiet family friendly street. Turn key, move in ready, with quick possession.



Built in 1967

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244767    |
| Price          | \$369,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 832         |
| Acres          | 0.14        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 515 Watson Avenue |
| Subdivision | NONE              |
| City        | Picture Butte     |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T0K 1V0           |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 6                                               |
| Parking        | Double Garage Detached, Off Street, Parking Pad |
| # of Garages   | 2                                               |

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Bookcases, No Smoking Home, See Remarks, Storage                          |
| Appliances        | Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                |
| Cooling           | Central Air                                                               |
| Has Basement      | Yes                                                                       |
| Basement          | Full, Partially Finished                                                  |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other, Private Yard, Storage     |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Cement Fiber Board               |
| Foundation        | Poured Concrete                  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 7                |
| Zoning         | R1               |

### **Listing Details**

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

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