

# \$385,000 - 617 Centennial Avenue, Picture Butte

MLS® #A2253211

**\$385,000**

4 Bedroom, 2.00 Bathroom, 1,246 sqft

Residential on 0.16 Acres

NONE, Picture Butte, Alberta

Wow! You have to see this squeaky clean, rock solid, well maintained 4 bedroom bungalow. Located on a quiet cul-de-sac, this home and yard have been meticulously cared for. This 1246 sq ft 3 + 1 bedroom, 2 bathroom home boasts a mostly finished basement, newer Adora kitchen, all new windows and doors, single attached garage, 2 fireplaces, laundry/craft room, workshop in basement, lots of storage, professionally landscaped yard, underground sprinklers, the list just goes on and on. There is also a newer furnace and fresh paint! This yard is an absolute wonder to witness. The extensive variety of trees, shrubs, bushes, and plants are endless. And check out the list of inclusions! Quick possession is available, all you have to do is move in!

Built in 1975

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253211    |
| Price          | \$385,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,246       |
| Acres          | 0.16        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 617 Centennial Avenue |
| Subdivision | NONE                  |
| City        | Picture Butte         |
| County      | Lethbridge County     |
| Province    | Alberta               |
| Postal Code | T0K 1V0               |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Available, Garbage Collection, Sewer Available |
| Parking Spaces | 3                                                                           |
| Parking        | Concrete Driveway, Carport                                                  |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, See Remarks                |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Freezer |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | Full                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 2                                                                             |
| Fireplaces        | Family Room, Gas, Living Room                                                 |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard, Storage           |
| Lot Description   | Landscaped, Standard Shaped Lot |
| Roof              | Membrane                        |
| Construction      | Wood Siding                     |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 15                  |

Zoning

R1

## Listing Details

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE (PICTURE BUTTE)

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.