

# **\$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	1
Zoning	R1

### **Listing Details**

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