

**448 Willow Place  
Picture Butte, Alberta**

**MLS # A2270377**

# \$465,000



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,194 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Natural Gas, Garbage Collection
<b>Features:</b>	Closet Organizers, Jetted Tub		

**Inclusions:** Raised garden beds, garden shed

1194 sq ft 2 + 2 bedroom bungalow is located near elementary schools in quiet cul-de-sac with a westerly view stretching to the Rockies. This home is only 20 years old, and has a double attached and heated garage, fireplace, and a wide open floor plan. Boasts main floor laundry, huge master bedroom with 4 piece ensuite and walk in closet, basement has been finished with 2 bedrooms, large family room and 3 pc bath. Recent upgrades include flooring, paint, new deck, added U/G sprinklers, and raised garden beds, Easy to show, and priced to sell!