

# \$389,900 - 554 Rogers Avenue, Picture Butte

MLS® #A2216383

**\$389,900**

3 Bedroom, 1.00 Bathroom, 1,162 sqft

Residential on 0.24 Acres

NONE, Picture Butte, Alberta

If you crave rustic charm, and a great home that has stood the test of time, look no further. This desirable 1162 sq ft bungalow sits on a massive 66' x 160' lot, and has a huge 22' x 36' attached garage on concrete with power and heat. Never worry about a sudden power outage, as this home features a WETT inspected wood stove in the living room, along with a wood burning fireplace down. A must see, country style custom kitchen with island awaits you, professionally installed in 2015 by Precision Cabinets. Beautiful 4 piece main bath, 2 bedrooms upstairs and a supersized primary suite down with fireplace. West 1/2 of basement is unfinished, but is perfect for storing anything and everything you can imagine! Ultra private back yard, , and don't forget the RV parking in the back, 2 year old shingles, and situated close to the High School, this home is easy to show, and quick possession is available.

Built in 1957

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2216383  |
| Price          | \$389,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,162     |
| Acres          | 0.24      |



|            |             |
|------------|-------------|
| Year Built | 1957        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 554 Rogers Avenue |
| Subdivision | NONE              |
| City        | Picture Butte     |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T0K 1V0           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Pantry, See Remarks, Storage                  |
| Appliances        | Dishwasher, Freezer, Garage Control(s), Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air                                                                       |
| Cooling           | Central Air                                                                      |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 2                                                                                |
| Fireplaces        | Wood Burning, Wood Burning Stove                                                 |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Partially Finished                                                         |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Yard, Storage                       |
| Lot Description   | Back Yard, Landscaped, Private, See Remarks |
| Roof              | Asphalt Shingle                             |
| Construction      | Vinyl Siding                                |
| Foundation        | Poured Concrete, Combination                |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |
| Zoning         | R1            |

### **Listing Details**

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

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