

# **\$549,000 - 336 9th Street, Picture Butte**

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MLS® #A2234093

**\$549,000**

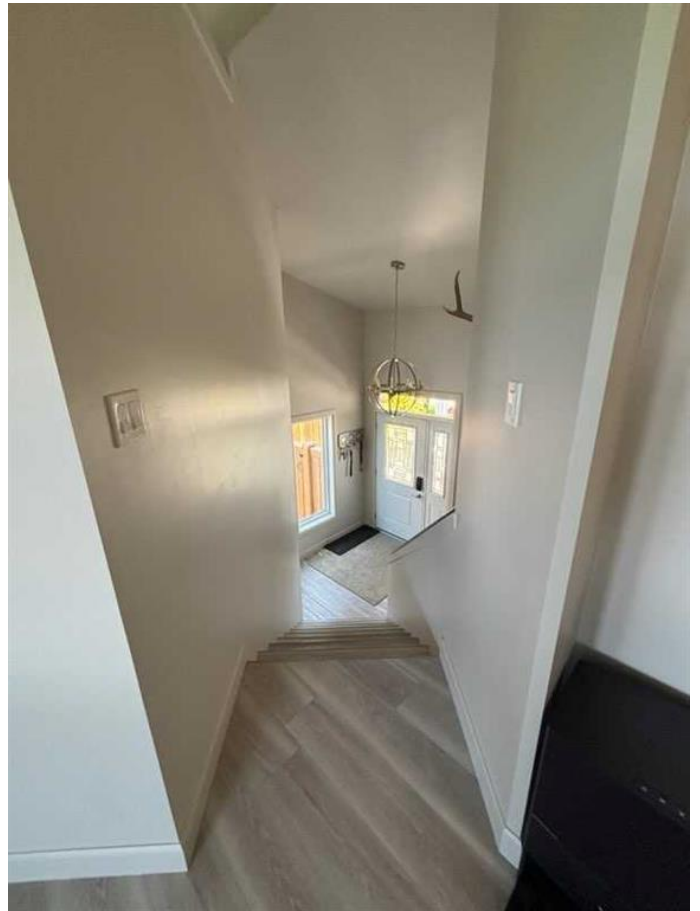
5 Bedroom, 3.00 Bathroom, 1,272 sqft

Residential on 0.14 Acres

NONE, Picture Butte, Alberta

The perfect family home just hit the market! 336 - 9th Street N in Picture Butte is the ideal place for you and your family to call home. This 1272 sq ft, 3+2 bedroom split level has been meticulously maintained, and the quality of workmanship and attention to detail is apparent throughout. The large open entrance leads up to the spaciouly combined kitchen, dining, and living room area, with modern and high end finishing. The primary bedroom is 13 x 16 with vaulted ceilings, walk in closet and a 4 piece ensuite. The separate laundry room is conveniently and smartly located next to the 2 upper bedrooms, while the heated garage is immaculate with epoxy floors and built in cabinetry, making it feel more like additional living space. You will access your covered rear deck from the dining area, enabling you to enjoy the sunsets and mountain views to the west. The yard is truly maintenance free with underground and drip irrigation, robotic mower, automated greenhouse with power, and raised garden beds behind the rear fence. There is also an amazing and secure storage shed built under the deck, with power, and drainage, and don't overlook the custom built playcenter, perfect for the littles! Roof and exterior updated from recent hailstorm, and a new A/C unit installed in 2024. Comes with all the appliances, and modern features that will help enhance your carefree lifestyle!

Built in 2019



## Essential Information

MLS® #	A2234093
Price	\$549,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,272
Acres	0.14
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	336 9th Street
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, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete



Additional Information

Date Listed	June 27th, 2025
Days on Market	48
Zoning	R1

Listing Details

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