

# \$770,000 - 121061 Rr 22-2, Picture Butte

MLS® #A2209446

**\$770,000**

8 Bedroom, 3.00 Bathroom, 1,548 sqft

Residential on 5.93 Acres

NONE, Picture Butte, Alberta

The Acreage market is heating up, so you best "giddy up" over to this horse lover's paradise! Mosey on in and check out the 1548 square foot, 6 bedroom bungalow style home with main floor laundry, country kitchen, and oversized primary suite with walk-in closet and ensuite bath! A gorgeous wood stove is the centerpiece of the sprawling main floor living room, with a second woodstove in the attached 3 season sunporch. There is a triple attached and heated garage, 16 x 30 raised deck, and a custom built rear firepit to gather up your crew! What about the horses? Well, your critters will be well pampered starting with the 54' x 80' indoor riding arena, that is currently being used for cold storage. There is an outdoor arena as well for training, show jumping, barrel racing, you name it. The 30' x 32' horse barn has box stalls, hay storage, and a tack room for your convenience. The property also has additional out buildings for storage, chickens, pigs, goats, sheep and any other livestock you desire. A great shelterbelt, multiple pastures, and privacy galore. Saddle up and "git" over to see this little piece of paradise.

Built in 1997

## Essential Information

MLS® # A2209446

Price \$770,000



Bedrooms	8
Bathrooms	3.00
Full Baths	3
Square Footage	1,548
Acres	5.93
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	121061 Rr 22-2
Subdivision	NONE
City	Picture Butte
County	Lethbridge County
Province	Alberta
Postal Code	T0K 1V0

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other, Private Yard, Storage
Lot Description	Private, See Remarks
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	36
Zoning	Rural Residential

### **Listing Details**

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