

# \$939,000 - 105039 Rge Road 212a, Picture Butte

MLS® #A2216312

**\$939,000**

5 Bedroom, 2.00 Bathroom, 1,807 sqft

Residential on 1.38 Acres

NONE, Picture Butte, Alberta

Welcome to your dream country escape! Nestled on 1.38 beautifully landscaped acres, this stunning property offers the perfect blend of privacy, space, and small-town charm—just a short drive from Picture Butte. This spacious 5-bedroom, 2-bathroom home is ideal for families or anyone seeking the tranquility of rural living with room to grow. Inside, you'll find a warm and inviting layout designed for comfortable living, with ample natural light and thoughtful updates throughout. Step outside and take in the serene setting: mature trees, manicured lawns, and vibrant garden spaces surround the home, creating a peaceful oasis perfect for outdoor entertaining or quiet relaxation. For hobbyists or those in need of extra space, the large workshop is a standout feature—offering plenty of room for tools, toys, or creative projects. Whether you're looking for a place to raise a family, start a hobby farm, or simply enjoy Alberta's open skies, this property has it all. Don't miss this rare opportunity to own a slice of country near Picture Butte!

Built in 2008

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2216312  |
| Price     | \$939,000 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 2                                |
| Square Footage | 1,807                            |
| Acres          | 1.38                             |
| Year Built     | 2008                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 105039 Rge Road 212a |
| Subdivision | NONE                 |
| City        | Picture Butte        |
| County      | Lethbridge County    |
| Province    | Alberta              |
| Postal Code | T0K 1V0              |

### **Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 4                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, See Remarks                                  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning Stove   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Dog Run, Private Yard                        |
| Lot Description   | Fruit Trees/Shrub(s), Landscaped, Many Trees |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Frame                                   |
| Foundation        | Poured Concrete                              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 51             |
| Zoning         | GCR            |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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