

# \$399,900 - 705 Northridge Avenue, Picture Butte

MLS® #A2240788

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,081 sqft

Residential on 0.10 Acres

NONE, Picture Butte, Alberta

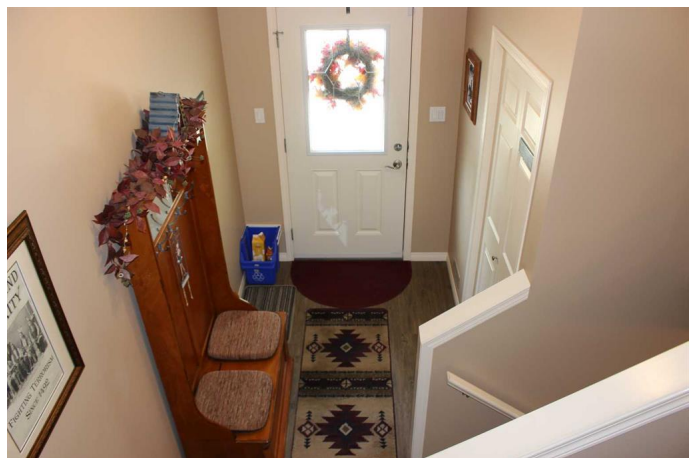
This absolutely pristine one owner home is going to make you smile! Built in 2009, this amazing Bi-level home measures 1081 square feet, with 2 + 2 bedrooms, 2 bathrooms, and a lengthy list of features and upgrades. Where to start. Well a hail storm in 2022 means that the entire exterior has been replaced, including shingles, siding, eaves troughs, deck, and some new windows. Inside, the home has some new appliances, H/W tank, some flooring, RO water filter, blinds, and so much more. Outside you have a gorgeous concrete/paving stone double front driveway, and a double graveled parking area off the back alley. Your spacious 10' x 14' rear deck is accessible from the dining area, and overlooks your trim and tidy fully fenced back yard. U/G sprinklers both front and back, along with a nice set of raised garden beds, and a 8 x 10 garden shed. And the recently added, and professionally installed Trimlight permanent holiday lighting system under the soffit provides added value and security! Pride of ownership is evident throughout, and will make your home ownership transition a flawless experience.

Built in 2009

## Essential Information

MLS® # A2240788

Price \$399,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,081       |
| Acres          | 0.10        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 705 Northridge Avenue |
| Subdivision | NONE                  |
| City        | Picture Butte         |
| County      | Lethbridge County     |
| Province    | Alberta               |
| Postal Code | T0K 1V0               |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks                                                                            |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                             |
| Cooling           | Central Air                                                                                            |
| Has Basement      | Yes                                                                                                    |
| Basement          | Finished, Full                                                                                         |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 30              |
| Zoning         | R1              |

### **Listing Details**

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

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