

# \$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 | 27                |
| Zoning         | Rural Residential |

**Listing Details**

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

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