

\$499,900 - 323 9 Street N, Picture Butte

MLS® #A2255654

\$499,900

4 Bedroom, 2.00 Bathroom, 1,279 sqft

Residential on 0.14 Acres

NONE, Picture Butte, Alberta

Introducing a newly constructed split-level home in Picture Butte, now available for you! This property features a lot that backs onto a green space, ensuring a serene environment. The exterior showcases Hardie board complemented by modern metal accents. The heated, attached double car garage provides convenience, particularly during those long Canadian winters. Plus, the home is equipped with air conditioning to keep you cool during hot summers.

The outside offers a blank canvas for landscaping, ready for you to personalize to your taste. Step inside to discover a bright and spacious interior that's move-in ready for you and your family. Ascend a short flight of stairs to reach the main level, where an open-concept kitchen, living room, and dining area await. Access the covered back deck directly from the kitchen, perfect for outdoor gatherings.

The kitchen boasts pristine grey cabinetry, enhanced by impressive in-cabinet lighting, countertop illumination, and floor lighting, creating a bright and inviting atmosphere. Features include stainless steel appliances, stunning light fixtures, a walk-in pantry, and a large island with bar stool seating, as well as a generous sink. Throughout the home, you'll find elegant vinyl plank flooring.

Continuing on the main floor, you'll discover



the master bedroom, a second bedroom, a Jack and Jill 4-piece bathroom, and the option for main-level laundry. The master suite includes a spacious walk-in closet and large windows that fill the room with natural light.

Head down to the basement to find a sizable carpeted family room, along with two additional bedrooms, bringing the total to four. The laundry room offers counter space and a sink, and there's also a 4-piece bathroom and a storage area.

Don't miss the opportunity to see this beautiful home in person!

Built in 2025

Essential Information

MLS® #	A2255654
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,279
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	323 9 Street N
Subdivision	NONE
City	Picture Butte
County	Lethbridge County
Province	Alberta
Postal Code	T0K 1V0

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	13
Zoning	R1

Listing Details

Listing Office	Century 21 Foothills South Real Estate
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.