



GRASSROOTS
REALTY GROUP

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**4725 54 Street
Mayerthorpe, Alberta**

MLS # A2223536



\$223,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	856 sq.ft.	Age:	1953 (72 yrs old)
Beds:	2	Baths:	1
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Faces		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Metal
Basement:	Crawl Space, None
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Built-in Features, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Kitchen hutch , shed/greenhouse

COMPLETELY RENOVATED home. Looking to purchase your first home ? Downsize ? or get into the rental market ? You can move into this home knowing you won't need to do any work but just bring your things. There has been a total transformation with the home being rebuilt from the studs up. New R22 insulation in walls and R60 in the attic, all new windows, doors, electrical, plumbing and more. You are welcomed by a good sized mudroom with custom coat closet with barn doors and built ins. The laundry room is nestled just off to the right. There's a stackable washer/dryer and great counter space and storage. The kitchen has a gas stove, beautiful farmhouse sink and modern white cabinets with custom touches. Larger drawers, and pullouts will make the life of the chef in your home much easier. Attention to detail continues through to the 4 pc bathroom where space and functionality was well thought out. Extra lighting, electrical outlets and towel warmer were added. You will find 2 bedrooms, with the master tucked away at the front of the property, and with another custom closet you will have ample storage. Natural light shines through the entire home, but the sun fills the living room with the 2 large corner windows. The 7000sqft lot is perfect. There is on street parking and parking available in the back for vehicles. The yard is fully fenced with a custom gate to bring in the RV and other toys. Harvest your own veggies in the 8x12' greenhouse and enjoy fires with friends around the fire pit. Enjoy extended living and open the door to the 16x16' shed. Set up to use all year long with power, heat and ideal for entertaining and keeping the mess out the house. The 14x20' garage is heated and equipped with shelving and has newer 35 year fiberglass shingles. Find not one but two 220 amp outlets at this property; one on the

home and one the shed. An easy set up for a EV charger to be installed. This home has been restored and updated with modern touches, but keeping some of the original charm. With key touches like door handles, wood to create accent walls and arches. The at most care and thought went into to designing the This home is one that must be seen in person to appreciate. All appliances are included as well other furnishings can be negotiated as well.