



GRASSROOTS
REALTY GROUP

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5222 50 Street
Mirror, Alberta

MLS # A2247060



\$284,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,106 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Off Street, Parking Pad		
Lot Size:	0.41 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Lawn, No Neighbour		

Heating:	In Floor, Forced Air, Hot Water, Wood Stove	Water:	-
Floors:	Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	H-R1
Foundation:	Wood	Utilities:	-
Features:	No Smoking Home		

Inclusions: Existing blinds

Welcome to small town living at its FINEST! This 2008 Bungalow with a walk-out basement sits in the quiet community of Mirror and comes with SIX!!! Lots! This home is clean and move in ready with 3 bedrooms on the main floor, a full bathroom plus a half bath ensuite. From the dining room area you have a patio door that lead out to a covered west facing back deck – the perfect place to start and end your days. The basement is partially finished, includes a laundry room with toilet and sink (easily add a shower if you like), room to frame in another bedroom and a large family/rec. room with a free-standing WETT inspected wood stove that has the ability to heat the whole house. There is floor heat also connected in the basement to keep the winters cozy and warm. Outside there are gardens galore for you to enjoy and plenty of room to expand if you like. There is a new 12x12 shed, tarp car port, cozy firepit area and 2 bare lots on the south side for your future garage development!! Home is clean and Move in Ready with a New hot water tank & New Eavestroughs. Loads of space, no neighbors directly behind you and amazing value in this small Alberta Community! Only 30 minutes to Lacombe or Stettler.