



GRASSROOTS
REALTY GROUP

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**5102 49 Street
Castor, Alberta**

MLS # A2249390



\$120,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,494 sq.ft.	Age:	1933 (92 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum, Softwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R1
Foundation:	Other	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Central Vacuum, High Ceilings, Laminate Counters		

Inclusions: N/A

This storey and a half sits on a corner lot , with 1494 sq ft on two levels! This property has had various renovations in the past: newer stucco, two impressive windows with stained glass, flooring, fascia, soffit, eaves troughs and a huge four piece bathroom. Downstairs is the new HE furnace , new hot water tank and the sewer line has been upgraded as well. There is a small garage 14x20 to put you smart car in or just your garden items. To the east side is a covered patio ready for barbecuing or to enjoy the morning sunrise. Located ideally near uptown and all the amenities, you will not be late getting to all your activities. There is ample closet space in each room and having a main floor laundry. While this home is built in the early thirties you will just have to paint what ever colors you like. Get a head of everyone else with this revenue property of just for yourself..