



**5036 51 Avenue
Irma, Alberta**

MLS # A2250012



\$310,000

Division:	Irma		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,340 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Parking Pad, Single Garage Detached		
Lot Size:	0.35 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Lawn		

Heating:	Central, Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stucco, Wood Siding	Zoning:	R2
Foundation:	Brick/Mortar	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Stone Counters, Sump Pump(s)		

Inclusions: shed

Well-Kept 4-Bedroom Home on a Large Lot in Irma, Alberta This spacious and well-maintained 4-bedroom home, complete with an additional office, offers the perfect blend of comfort and functionality. Situated on a very large 15,330 sq. ft. lot, the property provides ample outdoor space with a fully fenced backyard—ideal for families, pets, and entertaining. Inside, the main floor has been refreshed with all-new flooring and a bright, modern kitchen featuring granite countertops and high-end appliances. The layout is both practical and welcoming, providing room for the whole family with an office that’s perfect for working from home. Outside, you’ll appreciate the convenience of a single-car detached garage and plenty of room to expand or enjoy outdoor living. Even more appealing is the home’s central location—just a block from the school, the rink, the curling rink, and downtown. In a community like Irma, that means everything you need is only steps away, making daily life both simple and convenient. Come see for yourself the warmth, location, and value this home has to offer!