



GRASSROOTS
REALTY GROUP

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**5224 47 Street
Consort, Alberta**

MLS # A2259598



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,233 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	R-1
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: *ALL BRAND NEW APPLIANCES* - dishwasher, refrigerator, electric stove, built in microwave, washer, dryer, all current lighting fixtures, all current window treatments.

Discover comfort, efficiency, and convenience in this beautifully designed bungalow, built in 2009 with quality ICF construction from footing to rafters. This thoughtfully planned, barrier-free home offers single-level living that's both practical and inviting. Inside, vaulted ceilings and rich hardwood flooring highlight the spacious living room, while the large kitchen features a pantry, eat-in bar, and easy access to the "deck" - perfect for morning coffee or summer barbecues. Bedrooms are finished with carpet for extra comfort underfoot, creating cozy retreats to relax and unwind. The primary suite includes a walk-in closet and a private ensuite with an easy-access shower and built-in bench, making everyday living effortless. A second bedroom and full bath provide flexibility for guests or a home office. Designed with accessibility in mind, this home features 36-inch doors throughout, making it wheelchair-friendly and easy to navigate. Combined with the barrier-free floor plan, it's ideal for anyone seeking comfort and convenience without compromise. This home is as efficient as it is comfortable - ICF walls make it soundproof, inexpensive to heat in the winter, and naturally cool in the summer. Utilities stay low, and the full-dimension concrete crawlspace provides excellent storage. Outdoors, you'll find a decorative dyed concrete driveway, a fenced backyard with a garden shed, a raised garden bed, and a charming front flower bed. Low-maintenance landscaping means more time to relax and enjoy. Located directly across from the Gem Centre, this home is perfect for those looking to downsize without sacrificing quality, storage, or comfort.