



**GRASSROOTS**  
REALTY GROUP

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**5112 52 Avenue  
Consort, Alberta**

**MLS # A2275127**



**\$290,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,997 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Partial

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete, Wood

**Features:** Wet Bar

**Water:** Public

**Sewer:** Public Sewer

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** Natural Gas Connected, Garbage Collection

**Inclusions:** N/A

This spacious modern home in Consort, originally built in the 50's, this 1997 sq ft bungalow has gone through a major addition and renovation in 2006 & 2009. The location is excellent as the K-12 school is just east of the house. The lot is huge 95' x 130', and a driveway runs right through the property on the east side to make it very accessible to the back alley and the other double garage. The main floor has 3 bedrooms and 2 bathrooms, a spacious kitchen with a unique eating bar along with a large dining room, while the family room features a gas fireplace perfect to snuggle by in the cold winter with a loved one. The new basement is approx 1000 sq ft of the house, finished with a giant games room, wet bar and an additional bedroom and bath. The home has hot water on demand, hot water in floor heat in the basement addition and a forced air furnace for upstairs. There is a double attached garage( one wide, two deep) on the house and a double detached garage( two wide, one deep.. Normal) in the back yard. This is a very spacious home with lots of room and finished very nicely. Don't let this upgraded home escape your eyes.