



GRASSROOTS
REALTY GROUP

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**4919 47 Street
Mirror, Alberta**

MLS # A2275275



\$210,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	889 sq.ft.	Age:	1914 (111 yrs old)
Beds:	1	Baths:	1
Garage:	220 Volt Wiring, Heated Garage, Rear Drive, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Gazebo, Landscaping		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Perimeter Wall	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Track Lighting		

Inclusions: new remote controlled lift bed with separate controls for each side, plus the built in cabinets in the master, brown cabinet in corner of master, white cabinet in master bedroom

Visit REALTOR® website for additional information. Beautifully renovated cottage-style ranch bungalow blending early-1900s charm with modern peace of mind. Completely renovated since 2014—right down to the studs—this home feels warm, inviting, and truly move-in ready. And best of all, it's affordable. Major upgrades over the past 10 years include plumbing, electrical, windows, doors, gas line and meter, electric meter, and sewer lines (modern PVC throughout the home). The result is a solid, efficient home with excellent use of space that's easy to live in and easy to maintain. The home currently offers one bedroom and a full bathroom, with clear potential to convert back to two bedrooms. Under a previous owner, the home was configured as a two-bedroom. The living room was later expanded and a walk-in pantry added, creating a cozy front office or den. This space could easily be reconfigured for a second bedroom, guest room, or a larger home office or studio space. An oversized detached garage was added in 2014 and features heat and 220 power, making it an ideal workshop or storage space for projects, toys, and tools. With the garage, there's room to park two vehicles at the rear, plus paved parking in front of the home. All appliances have been updated within the last 10 years, with a new washer and dryer added in 2024. The home sits on concrete footings and is efficiently heated by a thermostat-controlled gas fireplace, rated to heat up to 2,100 sq ft, with more than enough capacity to keep the entire home warm and cozy year-round. Outside, enjoy mature landscaping including a flowering plum, Japanese lilac, large trees, and a front hedge, offering both curb appeal and privacy. A beautiful gazebo has recently been added and will stay with the home. The sellers plan to finish the rear mudroom & laundry space before

possession. This is a rare opportunity to own a fully updated character home where the heavy lifting has already been done—classic on the outside, modern where it matters most—on a spacious lot with an excellent garage/workshop in friendly Mirror, AB