



4801 50 Avenue
Mayerthorpe, Alberta

MLS # A2276914



\$154,000

Division: NONE

Type: Residential/House

Style: Bungalow

Size: 867 sq.ft. **Age:** 1945 (81 yrs old)

Beds: 2 **Baths:** 1

Garage: Double Garage Detached

Lot Size: 0.20 Acre

Lot Feat: Corner Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Laminate, Linoleum

Sewer: -

Roof: Metal

Condo Fee: -

Basement: Crawl Space

LLD: -

Exterior: Mixed

Zoning: R1

Foundation: Block

Utilities: -

Features: Ceiling Fan(s)

Inclusions: N/A

Cozy two-bedroom home with updates and a 24' x 24' detached double garage, located on a corner lot in Mayerthorpe. Walkable to the post office, shopping, schools, parks, and other local amenities. The home features a cold porch and an enclosed, heated porch, along with a covered east-facing deck. A high-efficiency furnace is in place, with both the furnace and hot water tank conveniently located in the main-floor utility room. Crawl space provides access to piping. The kitchen offers ample cabinet and counter space and includes all essential appliances. The finished garage, built in 2013, has a solid concrete floor. The well-kept yard includes privacy fencing and a built-in fire pit. Quick possession available. Mayerthorpe is a small town west of Edmonton. They have facilities for senior homes, a hospital, a clinic, pharmacies, a legion, an arena, curling rink and more.