



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**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.