



GRASSROOTS
REALTY GROUP

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4906 49 Street
Mayerthorpe, Alberta

MLS # A2283961



\$199,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	942 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Window Blinds

Weather your just starting out or Downsizing this would be a great place to live. Set up 2023 and offering a great location, Less than block to the co-op grocery store. Everything is on 1 level with no stairs. Inside there are big windows along the south side providing loads of natural light, a vaulted ceiling, open floor plan, large pantry, kitchen island, recessed lighting and separate laundry room. The master bedroom is large and has an easy slip in shower with 2 built in seats. The front bedroom would make a great office space. appliances are included with all widow blinds. Outside there is a treated south facing 10x16 deck. Parking for 4 off the back alley and loads of space for a garage. This home is set up right, on steel pilings and has insulated skirting. Inside it fells homey come have a look!