



GRASSROOTS
REALTY GROUP

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**4922 46 Street
Bentley, Alberta**

MLS # A2286229



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Block	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Storage		

Inclusions: .

Grandma and Grandpa's house is ready for its next chapter. Built in 1961 and lovingly maintained by its original owners, this charming home sits on a large double lot in the welcoming community of Bentley. Offering three bedrooms on the main floor, a spacious living room, functional kitchen, and new vinyl windows upstairs, it blends timeless character with everyday comfort. A fully developed basement add incredible versatility, featuring a small canning kitchen in the laundry room. Rec room, Bonus room, Den And a 3pc Bathroom. Outside features a detached single garage, storage sheds, and a root cellar — perfect for those who appreciate a little country charm. Close to schools and parks, this is a wonderful place to put down roots and create memories of your own.