



4723 50 Avenue
Irma, Alberta

MLS # A2297666



\$285,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,146 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Driveway, Front Drive, Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, No Back Lane, Paved, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Preserved Wood	Utilities:	-
Features:	Central Vacuum, Pantry		

Inclusions: N/A

Welcome to this well-kept 4-level split, situated on a low-traffic, quiet street in Irma, AB. Built in 1997, this home offers a functional layout with plenty of space for everyday living and entertaining. Step inside to a bright, welcoming entry with ample closet space. The main level opens into a spacious kitchen and dining area, complete with a walk-in pantry and direct access to a private outdoor sitting space—perfect for enjoying your morning coffee or unwinding at the end of the day. Upstairs, you’ll find the primary bedroom along with additional bedrooms and a convenient 4-piece bath with laundry. The lower level is filled with natural light and features a generous living room—an ideal spot for movie nights, games, or gathering with family and friends. This level also includes a 3-piece bathroom and two additional bedrooms. The basement offers a large unfinished space (20' x 26'), giving you the flexibility to create a home theatre, rec. room, or hobby space to suit your needs. Mechanical features including the furnace, central vacuum, and recently updated hot water tank are also located here. Outside, the property continues to impress with a paved driveway leading to a 24' x 30' insulated garage, along with an 8' x 12' storage shed. The yard is nicely maintained and designed for low upkeep, with a fenced sitting area that adds both privacy and comfort. A solid home with great potential—ready for its next chapter.