



4702 50 Avenue
Rural Smoky River No. 130, M.D. of, Alberta

MLS # A2111937



\$329,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,182 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	5.00 Acres		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, No Neighb		

Heating:	Boiler, Combination, In Floor, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	1-80-22-W5
Exterior:	Vinyl Siding	Zoning:	Hamlet District
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Storage, Wired for Data		

Inclusions: 12x18 second garage, 6x8 shed, 8x16 shed

It doesn't get much better than 5 acres of land with a newer house and garage/shop, all situated within the town limits of Jean Cote, offering both town water and sewer and hamlet amenities. This land is nicely landscaped with a fertile garden plot and dugout. There is a 12x18 garage with cement floor, which currently houses the tractor, and two more small sheds for gardening tools and storage. This home has been lovingly built with careful thought put into the layout. The main entry in the back is spacious and welcoming, offering a designated area for the washer and dryer, a handy two piece bathroom and closet space. The back entry is just off the kitchen, giving you easy, step-saving access when its time to bring the groceries in. Plenty of counter space and cabinets are offered in this beautifully designed kitchen. The main floor is open with the kitchen flowing seamlessly into the dining nook and living room. You will find the living room is designed for generous space and flexibility for your furniture placement. Down the hall is the primary bedroom featuring a full ensuite along with a well designed walk-in closet. This home has the luxury of in-floor heat on both top and bottom floors. The basement is always warm & cozy presenting an inviting space for the family to enjoy. There are two more large bedrooms, a full bath, a pantry storage area and utility room. This could be the perfect package for either a retired couple or growing family. This acreage may be exactly what you have been looking for!