



GRASSROOTS
REALTY GROUP

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5031 48 Avenue
Girouxville, Alberta

MLS # A2126250



\$89,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1947 (77 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Driveway, Heated Garage, See Remarks		
Lot Size:	0.45 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Landscaped		

Heating:	Natural Gas, Other	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refer to Schedule A

Complete with a shop that's just over 1200 square feet this property feels like an acreage! Its located on the edge of Girouxville so it's a quiet area with the added convenience of village water, sewer and garbage pick up. This large lot features drive through parking and a newer deck on the front of the home. Entering the spacious back entrance you can't miss the stamped concrete patio. Beyond the spacious entry there is a large laundry room, complete with laundry sink. Once you are in the home you will notice the space lends itself well for gatherings with an open concept eat in kitchen and living room. Just off the living room is the primary bedroom which is complete with his and hers closets and is close by the 4 piece bathroom. The lower level completes this home with another living room, second bedroom and 3 piece bathroom. Check out the 360 tour now available in the media section, floor plans available in the photos section!