

## \$89,000 - 5117 48 Street, Elk Point

MLS® #E4362280

**\$89,000**

2 Bedroom, 1.00 Bathroom, 888 sqft

Single Family on 0.00 Acres

Elk Point, Elk Point, AB

A RARE OPPORTUNITY to own this charming property - a former church, now used as a residence, with stained windows and character throughout! This 888 sq.ft gem is situated on a huge 100' x 165' Commercial lot with room for a shop or large garage. The home features 2 bedrooms + office and an open concept kitchen/living/dining room. The basement includes 1 bedroom, laundry, storage and utilities. With upgrades such as 100 amp electrical, newer hot water heater and vinyl siding, this property is sure to please. The home features a wrap-around wood deck which serves as an extension of the living space. The current garage serves as space for 1 vehicle or secure storage. With access from both front and back this property lends itself to large vehicles and RV's. AFFORDABLE INVESTMENT OPPORTUNITY with MANY OPTIONS! Quick Possession Available.

Built in 1925

### Essential Information

MLS® #	E4362280
Price	\$89,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	888



Acres	0.00
Year Built	1925
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	5117 48 Street
Area	Elk Point
Subdivision	Elk Point
City	Elk Point
County	ALBERTA
Province	AB
Postal Code	T0A 1A0

### **Amenities**

Amenities	Deck, Hot Water Natural Gas, See Remarks
Parking Spaces	3
Parking	Single Indoor

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Partially Landscaped, See Remarks
Lot Description	100x165'
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Elk Point Elementary
Middle	FG Miller Jr./Sr High

High FG Miller Jr/Sr High

### **Additional Information**

Date Listed October 15th, 2023

Days on Market 552

Zoning Zone 60

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