

## \$189,000 - 5217 49 Avenue, Elk Point

MLS® #E4405462

**\$189,000**

5 Bedroom, 2.00 Bathroom, 1,170 sqft

Single Family on 0.00 Acres

Elk Point, Elk Point, AB

**AFFORDABLE FAMILY HOME - UPGRADED and SPACIOUS!** This property boasts a huge 81'x150' fenced lot (1 1/2 lots) with a 1170 sq.ft. upgraded home including a beautifully finished basement with vinyl plank flooring. The main level features a spacious open design for the kitchen/dining/living area, 3 bedrooms, upgraded bathroom, cherry hardwood flooring, kitchen island, built-in dishwasher, glass tile backsplash and main floor laundry. The basement is bright and cheery and includes modern kitchen, dining area, living room and 2 bedrooms. Perfect for a family member. Also included is a detached double garage with back alley access, covered carport, front parking with RV space, patio and mature landscaping. The 1 1/2 lots feature plenty of room for kids and pets to play in the private fenced yard. This is a rare find with many practical options! Quick possession for buyers that are willing to retain the renters.



Built in 1966

### Essential Information

MLS® #	E4405462
Price	\$189,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2

Square Footage	1,170
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5217 49 Avenue
Area	Elk Point
Subdivision	Elk Point
City	Elk Point
County	ALBERTA
Province	AB
Postal Code	T0A 1A0

### Amenities

Amenities	On Street Parking, See Remarks
Parking Spaces	6
Parking	Double Garage Detached, Front/Rear Drive Access, RV Parking, Single Carport

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
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	September 7th, 2024
Days on Market	224
Zoning	Zone 60

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