

## **\$209,900 - 5106 49 Avenue, Andrew**

MLS® #E4431296

**\$209,900**

3 Bedroom, 1.00 Bathroom, 1,318 sqft

Single Family on 0.00 Acres

Andrew, Andrew, AB

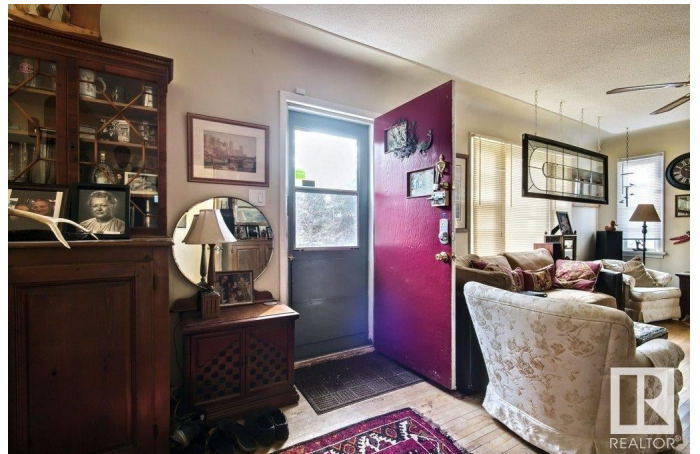
This 1318 sq ft 1 and a half story home features 3 beds, 1 bath a partially finished basement and a large private yard designed for relaxation. The main floor has a large living room with hardwood flooring and space for a large home entertainment set up. The kitchen has a functional layout a view of the yard and lots of natural light. Down the hall you will find the master bedroom and the main floor 4pc bathroom. Go upstairs to 2 large bedrooms with big windows and a view of the neighborhood. The basement is framed and wired for a family room, utility room and cold room. The basement walls have been spray foamed for added insulation. Recent upgrades include new roof, windows, back up electric heating system and completely rewired electrical throughout. The back yard has a great set up with a large shed/workshop, a storage shed and a custom gazebo complete with removable panels and it is fully screened in to keep out the bugs. There is also a large garden area, fruit trees and a long driveway for parking.

Built in 1945

### **Essential Information**

MLS® # E4431296

Price \$209,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,318
Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	5106 49 Avenue
Area	Andrew
Subdivision	Andrew
City	Andrew
County	ALBERTA
Province	AB
Postal Code	T0B 0C0

### **Amenities**

Amenities	Gazebo, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Front Drive Access

### **Interior**

Appliances	Dryer, Hood Fan, Storage Shed, Window Coverings, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 17th, 2025  
Days on Market      2  
Zoning                Zone 60

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