5124 49 Street
Girouxville, Alberta

MLS # A2270056

$160,000

Division:	NONE
Type:	Residential/House
Style:	Bungalow
Size:	1,296 sq.ft.
Age:	1980 (46 yrs old)
Beds:	5
Baths:	2
Garage:	Single Garage Attached
Lot Size:	0.23 Acre
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Level, Low Maintenance Landscape

Heating:	Boiler, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R
Foundation:	Wood	**Utilities:**	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage		

Inclusions:	Upstairs Living room TV, Pool Table

This welcoming 5-bedroom, 2-bathroom home sits on a generous corner lot in Girouxville and truly offers everything a family could want. The open-concept main floor boasts a bright, airy layout with large windows, an eat-up kitchen island, and abundant cabinetry that flows seamlessly into the dining and living areas. Ideal for both everyday living and effortless entertaining. 3 main-floor bedrooms and a 4-piece bathroom provide convenience and comfort, while the primary bedroom offers direct access to the back deck and yard through sliding patio doors. You’ll also appreciate the main-floor laundry and a spacious mudroom-style entrance off the attached garage. The fully finished basement adds incredible versatility, featuring a large rec room, 2 additional bedrooms, a 3-piece bathroom, a flexible bonus room perfect for an office or home gym, and 2 oversized walk-in storage closets complete with built-in shelving. Outside, the expansive lot delivers ample space for outdoor activities, and the back-lane access is perfect for RV parking or extra storage. Move-in ready and packed with value, this home is the perfect fit for a growing family. Book your showing today!