5116 50 Street
Girouxville, Alberta

MLS # A2278773

$150,000

Division:	NONE
Type:	Residential/House
Style:	Bungalow
Size:	1,196 sq.ft.
Age:	1996 (30 yrs old)
Beds:	4
Baths:	2
Garage:	Concrete Driveway, Parking Pad
Lot Size:	0.14 Acre
Lot Feat:	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s)		

Inclusions:	n/a

Welcome to this spacious and inviting 4-bedroom, 2-bathroom home nestled in the quiet community of Girouxville. Featuring a bright and airy floor plan, this home is ideal for growing families or first-time buyers looking for comfort, space, and functionality. Step into the sunlit living room, perfect for cozy nights or entertaining guests, and enjoy the large kitchen with ample cabinetry and a dedicated dining area. A patio door off the dining space leads directly to the back deck and a fully fenced backyard great for kids, pets, or summer barbecues. The main floor boasts a generously sized primary bedroom, a 4-piece bathroom, and an additional bedroom. Downstairs, you'll find a large rec room with the ultimate flexibility, whether a playroom, gym, home office, or basement living room. Two more spacious bedrooms, a 3-piece bathroom, and a large laundry room provide all the room you need. Enjoy the convenience of a concrete parking pad, a handy storage shed, alleyway access, and a secure backyard for outdoor fun. Don't miss your chance to own this fantastic home, book your showing today!