

5031 48 Avenue  
Girouxville, Alberta

MLS # A2279797

**\$139,000**



|                  |                                       |                               |
|------------------|---------------------------------------|-------------------------------|
| <b>Division:</b> | NONE                                  |                               |
| <b>Type:</b>     | Residential/House                     |                               |
| <b>Style:</b>    | Bungalow                              |                               |
| <b>Size:</b>     | 1,066 sq.ft.                          | <b>Age:</b> 1947 (79 yrs old) |
| <b>Beds:</b>     | 2                                     | <b>Baths:</b> 2               |
| <b>Garage:</b>   | Drive Through, Triple Garage Detached |                               |
| <b>Lot Size:</b> | 0.45 Acre                             |                               |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Garden, Lawn   |                               |

|                    |                                 |                   |             |
|--------------------|---------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Laminate, Linoleum              | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle, Metal          | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Partial                         | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Vinyl Siding                    | <b>Zoning:</b>    | Residential |
| <b>Foundation:</b> | Perimeter Wall, Poured Concrete | <b>Utilities:</b> | -           |
| <b>Features:</b>   | See Remarks                     |                   |             |

**Inclusions:** washer and dryer in garage (worked when they were put in there - to be sold as is, where is), fridge in mud room, lawn tractor. Camper trailer and quad is negotiable.

This 2 bedroom 2 bathroom home with a partially finished basement is situated on a large corner lot! The home is well set up with a mud room complete with built in storage, main level laundry room (with sink), large master bedroom and a spacious and functional eat in kitchen which is open to the living room. The exterior of the home features a covered deck, garden area and freshly planted apple and pear trees. The U shape driveway allows ample room for parking and easy access to the large shop on the property. Recent upgrades include a new high efficiency furnace (with all new ducting), hot water tank and dishwasher.