

**4906 49 Street  
Mayerthorpe, Alberta**

**MLS # A2283961**



# \$199,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	942 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Window Blinds

Weather your just starting out or Downsizing this would be a great place to live. Set up 2023 and offering a great location, Less than block to the co-op grocery store. Everything is on 1 level with no stairs. Inside there are big windows along the south side providing loads of natural light, a vaulted ceiling, open floor plan, large pantry, kitchen island, recessed lighting and separate laundry room. The master bedroom is large and has an easy slip in shower with 2 built in seats. The front bedroom would make a great office space. appliances are included with all widow blinds. Outside there is a treated south facing 10x16 deck. Parking for 4 off the back alley and loads of space for a garage. This home is set up right, on steel pilings and has insulated skirting. Inside it fells homey come have a look!