

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 |                   |    |
| <b>Inclusions:</b> | 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!