

4922 46 Street
Bentley, Alberta

MLS # A2286229



\$299,900

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|------------------|--------------------------------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,036 sq.ft. | Age: | 1961 (65 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Driveway, Single Garage Detached | | |
| Lot Size: | 0.32 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape | | |

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|--------------------|---------------------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Other | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Mixed | Zoning: | R1 |
| Foundation: | Block | Utilities: | - |
| Features: | Closet Organizers, No Smoking Home, Storage | | |

Inclusions: .

Grandma and Grandpa's house is ready for its next chapter. Built in 1961 and lovingly maintained by its original owners, this charming home sits on a large double lot in the welcoming community of Bentley. Offering three bedrooms on the main floor, a spacious living room, functional kitchen, and new vinyl windows upstairs, it blends timeless character with everyday comfort. A fully developed basement add incredible versatility, featuring a small canning kitchen in the laundry room. Rec room, Bonus room, Den And a 3pc Bathroom. Outside features a detached single garage, storage sheds, and a root cellar — perfect for those who appreciate a little country charm. Close to schools and parks, this is a wonderful place to put down roots and create memories of your own.