

**5017 49 Street  
Consort, Alberta**

**MLS # A2272186**

**\$99,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	993 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Sump Pump(s)		
<b>Inclusions:</b>	N/A		

Welcome to our beautiful town of Consort, we present this 1950's storey and a half home comes with 993 sq ft and has been fixed up with new flooring, new fixtures, interior paint and new laminate counter tops. There are three bedrooms and one bathroom on the main floor, along with the cozy kitchen with an eating area and a nice size living room. On the upper level is more space that used to be used as a bedroom and sitting area. The rear porch has the washer and dryer in it. In the partial basement is the furnace(15 years old) and hot water tank(11 years old) along with some shelves for storage. Outside on this 9200 sq ft lot is the detached double garage with two doors, an 8x12 shed that holds all the lawn maintenance equipment and a large spot for the garden. There has been new sidewalks poured in the past, the roof on one half(S) is 5 years old and the other half(N) is new. Vinyl siding is all around the house with a few windows that have been replaced. Out front towards the road are a few large trees that tower over the house and a fence.