

**5135 49 Street
Consort, Alberta****MLS # A2273812****\$89,000**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,052 sq.ft.	Age:	-
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Gravel Driveway, Off Street, On Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Laminate Counters, Storage, Vinyl Windows		

Inclusions: Storage Shed

Welcome to this family home perfectly located only steps away from the local school—an ideal setting for young families or anyone looking for convenience and community. This property offers 3 bedrooms, bathrooms, main floor laundry and tons of fenced yard space. Enjoy peace of mind with several important updates already completed, including a newer furnace, hot water tank, durable metal roof and vinyl windows that enhance both efficiency and curb appeal. Inside the home features updated flooring, and spacious kitchen, living room area, main floor laundry and storage space. Take advantage of this affordable real estate opportunity.