

**4801 50 Avenue  
Mayerthorpe, Alberta**

**MLS # A2276914**



**\$154,000**

**Division:** NONE

**Type:** Residential/House

**Style:** Bungalow

**Size:** 867 sq.ft. **Age:** 1945 (81 yrs old)

**Beds:** 2 **Baths:** 1

**Garage:** Double Garage Detached

**Lot Size:** 0.20 Acre

**Lot Feat:** Corner Lot

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate, Linoleum

**Sewer:** -

**Roof:** Metal

**Condo Fee:** -

**Basement:** Crawl Space

**LLD:** -

**Exterior:** Mixed

**Zoning:** R1

**Foundation:** Block

**Utilities:** -

**Features:** Ceiling Fan(s)

**Inclusions:** N/A

Cozy two-bedroom home with updates and a 24' x 24' detached double garage, located on a corner lot in Mayerthorpe. Walkable to the post office, shopping, schools, parks, and other local amenities. The home features a cold porch and an enclosed, heated porch, along with a covered east-facing deck. A high-efficiency furnace is in place, with both the furnace and hot water tank conveniently located in the main-floor utility room. Crawl space provides access to piping. The kitchen offers ample cabinet and counter space and includes all essential appliances. The finished garage, built in 2013, has a solid concrete floor. The well-kept yard includes privacy fencing and a built-in fire pit. Quick possession available. Mayerthorpe is a small town west of Edmonton. They have facilities for senior homes, a hospital, a clinic, pharmacies, a legion, an arena, curling rink and more.