

**4801 50 Avenue  
Mayerthorpe, Alberta**

**MLS # A2276914**



**\$154,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	867 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	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.