5031 48 Avenue
Girouxville, Alberta

MLS # A2279797

$139,000

Division:	NONE
Type:	Residential/House
Style:	Bungalow
Size:	1,066 sq.ft.
Age:	1947 (79 yrs old)
Beds:	2
Baths:	2
Garage:	Drive Through, Triple Garage Detached
Lot Size:	0.45 Acre
Lot Feat:	Back Yard, Corner Lot, Garden, Lawn

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle, Metal	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	Residential
Foundation:	Perimeter Wall, Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: washer and dryer in garage (worked when they were put in there - to be sold as is, where is), fridge in mud room, lawn tractor. Camper trailer and quad is negotiable.

This 2 bedroom 2 bathroom home with a partially finished basement is situated on a large corner lot! The home is well set up with a mud room complete with built in storage, main level laundry room (with sink), large master bedroom and a spacious and functional eat in kitchen which is open to the living room. The exterior of the home features a covered deck, garden area and freshly planted apple and pear trees. The U shape driveway allows ample room for parking and easy access to to the large shop on the property. Recent upgrades include a new high efficiency furnace (with all new ducting), hot water tank and dishwasher.