

**5023 49 Street
Holden, Alberta****MLS # A2279821****\$172,000**

Division:	Holden		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,188 sq.ft.	Age:	1944 (82 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Charming 1.5 storey home situated on a corner lot. You'll love the spacious rear entry with ample storage. The updated open-concept kitchen, dining, and living areas create a bright and inviting main living space. The main floor offers two bedrooms and a 4pc bathroom. Upstairs features a generously sized bedroom along with a cozy nook, ideal for a home office or reading area. The lower level includes a comfortable family room, laundry area, storage room, and cold room. Outside, enjoy a lovely patio perfect for BBQs, plus a detached single 14x24 garage.