



GRASSROOTS
REALTY GROUP

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5112 52 Avenue
Consort, Alberta

MLS # A2275127



\$235,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,997 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached, Driveway, Heated Garag		
Lot Size:	0.28 Acre		
Lot Feat:	Standard Shaped Lot		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Partial

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete, Wood

Features: Wet Bar

Water: Public

Sewer: Public Sewer

Condo Fee: -

LLD: -

Zoning: R1

Utilities: Natural Gas Connected, Garbage Collection

Inclusions: N/A

This spacious modern home in Consort, originally built in the 50's, this 1997 sq ft bungalow has gone through a major addition and renovation in 2006 & 2009. The location is excellent as the K-12 school is just east of the house. The lot is huge 95' x 130', and a driveway runs right through the property on the east side to make it very accessible to the back alley and the other double garage. The main floor has 3 bedrooms and 2 bathrooms, a spacious kitchen with a unique eating bar along with a large dining room, while the family room features a gas fireplace perfect to snuggle by in the cold winter with a loved one. The new basement is approx 1000 sq ft of the house, finished with a giant games room, wet bar and an additional bedroom and bath. The home has hot water on demand, hot water in floor heat in the basement addition and a forced air furnace for upstairs. There is a double attached garage(one wide, two deep) on the house and a double detached garage(two wide, one deep.. Normal) in the back yard. This is a very spacious home with lots of room and finished very nicely. Don't let this upgraded home escape your eyes.