



GRASSROOTS
REALTY GROUP

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5024 49 Street
Clive, Alberta

MLS # A2310241



\$320,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,778 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.32 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Vinyl, Wood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Combination, Other, Pillar/Post/Pier, Poured Concrete	Utilities:	Electricity, Natural Gas Connected, Sewer Connected,
Features:	Ceiling Fan(s), Kitchen Island, Pantry		

Inclusions: Wood picnic table on deck, downstairs refrigerator, 2 sheds, fire pit, playhouse, compost bin, tire swing, flower swing, curtains and blinds, rabbit hutch

Inviting home with a country feel in Clive, just 15 minutes east of Lacombe. Situated on two lots, this property offers one of the larger lots in town with plenty of space inside and out. The main floor features a living room, bright dining area, and a functional kitchen complete with an island, pantry, new dishwasher, upgraded stove, refrigerator, and microwave hood fan. You'll also find convenient main floor laundry with upgraded washer and dryer, along with a spacious 4 piece bathroom. Upstairs you will find a huge primary bedroom with a private deck, large walk in closet and 4 piece ensuite, plus three additional bedrooms perfect for a growing family. The basement features an extra bonus area that could be used for a recreational room or office area. A standout feature of this home is the enclosed hot tub area on the side porch, surrounded by windows and patio door access, creating the perfect boot room, sitting area and year round retreat. The heated two bay garage and two sheds offers plenty of workspace and storage, while the covered front and side decks provide great spots to relax outdoors. Outside, you'll also find a fenced garden area, a cozy fire pit area, a children's play area and ample room for RV parking. Recent updates include laminate flooring replacing carpet, and the main living area roof was redone in 2022. Located on a desirable corner lot within walking distance to Clive's many amenities, including grocery stores, a park, motel, thrift store, liquor store, and an excellent kindergarten to grade nine school. Enjoy nearby disc golf and the peaceful charm of small town country living. Don't miss your chance to own this spacious corner property in the welcoming community of Clive!