



GRASSROOTS
REALTY GROUP

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4508 45 Street
Mayerthorpe, Alberta

MLS # A2314199



\$245,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,140 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: N/A

Located on a spacious corner lot close to the hospital, this solid 1979 bungalow offers a practical layout and exceptional parking. The main floor features a bright living room, a wide entryway, two full bathrooms, and an updated kitchen complete with newer cabinets, a functional island, and extra storage. Currently configured with two main-floor bedrooms, the large primary suite can easily be converted back into two separate rooms if a three-bedroom layout is preferred. Downstairs, the basement includes a large utility and laundry area, plenty of storage, and three bedrooms featuring newer windows, along with plumbing rough-ins for a future bathroom. Mechanically, the home runs on its original furnace and an older hot water tank. Outside, the property shines with a north-facing deck, a handy storage shed, and an unheated 24' x 22' detached garage built in 1980. Parking is highly versatile, featuring a front concrete driveway, a second concrete driveway off 46 Ave (Ginger Ave), and a third parking area accessible from the back alley. This practical home is clean, functional, and ready to accommodate a quick possession.