



GRASSROOTS
REALTY GROUP

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4305 47 Ave
Mayerthorpe, Alberta

MLS # A2321499



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,119 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Asphalt, Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: 2 garage controls

Nestled in a great neighbourhood, within walking distance to the elementary school, this sweet two storey home offers functionality, charm and comfort. The inviting exterior captures you as you approach the home, from the well manicured flower beds to the adorable covered front veranda. Step inside and you will find a home that has been lovingly cared for, and thoughtfully updated. New flooring flows throughout the main level, while the cozy living room, complete with gas fireplace, creates the perfect place to gather with family and friends. The kitchen is bright and welcoming, featuring classic white cabinetry and eat in dining. There is a 2 pc bath on the main level toward the back door where you will find the standout feature being the addition built with an array of windows that are tinted for that summer sun. A wonderful place to relax and unwind or make into a nice mudroom/storage. Carrying on through the addition is a lovely covered deck with privacy/ bug screens that you won't want to miss. Heading back inside, you will find stairs to go down to your basement, where opportunity awaits for you to finish as you wish, and stairs heading up to your primary bedroom and 2 spare rooms. There is also a 4 pc bath on this level and the primary bedrooms serves as a more private escape with a 3 pc bathroom and walk in closet attached. The backyard is again beautifully landscaped with concrete walkways around the home and to your 24 x 24 insulated garage. Notable updates include shingles in 2018, underground sprinklers in the front yard, updated toilets, and relatively new appliances (fridge, stove, washer, dryer). Pride of ownership is evident, if you are looking for a home that has everything you need, move in ready, this is the one!

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