



GRASSROOTS
REALTY GROUP

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4713 43 Street
Mayerthorpe, Alberta

MLS # A2321689



\$265,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,536 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions:	na
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This cherished family home, built in 1993, is ready for its next chapter. With 4 bedrooms and 3 bathrooms, there's plenty of space for comfortable family living. The property features an oversized 36x24 detached garage. 9 Foot walls in the garage. An enclosed back porch, a private side deck, and a greenhouse for gardening enthusiasts. While the home has been well cared for over the years, it's ready for someone to bring their own vision and updates to make it shine again. Some maintenance items, such as shingles and plumbing, may need attention, but the quality construction and thoughtful layout provide an excellent foundation. Nestled in a sought-after area, this property offers great potential for those looking to personalize a well-loved home and make it their own.