



GRASSROOTS
REALTY GROUP

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**5310 47A Street Close
Bentley, Alberta**

MLS # A2324734



\$469,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,207 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Res
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island		

Inclusions: none

Family-friendly living at its best! Located in a quiet cul-de-sac, this fully finished 4-Bedroom, 3-Bath bungalow offers the perfect setting for your family. The open-concept kitchen and living area flow to a charming covered front verandah, to relax and peacefully enjoy the beautiful landscaping. A rare find now, is having 3 Bedrooms on the main floor! The primary Bedroom brags a 3-piece Ensuite and Walk-in Closet. The bright basement has the 4th Bedroom, a Playroom/Office, spacious Family room, a Flex space and an additional 3-piece bathrm and year-round comfort with in-floor heat. The fully fenced backyard provides plenty of room to play. Backing onto the rear of the Bentley School playground, you will also enjoy alley access in between, to get into your insulated, drywalled & heated 24x24ft DB detached garage. Add your own personal touches and make this a wonderful family home and a smart long-term investment.