



GRASSROOTS
REALTY GROUP

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5108 49 Street
Clive, Alberta

MLS # A2325429



\$384,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,209 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Refrigerator, stove, dishwasher, garage door opener & controls, Boflex, Exercise bike, Treadmill

Welcome home to this beautifully updated 1,198 sq. ft. fully developed bungalow in the cozy community of Clive, just a 15-minute drive from Lacombe. Enjoy the charm of small-town living where neighbors still wave and community matters. This impressive 5-bedroom, 2-bath home plus den offers a fantastic layout with an open-concept kitchen, dining area, and sunken living room designed for comfortable everyday living and entertaining. The bright main floor features striking quartz countertops, rich oak cabinetry with an abundance of storage and workspace, beautiful hardwood (Tavern Birch) flooring, and large windows that flood the home with natural light. Cozy up beside the pellet stove on those cold winter evenings while enjoying the warmth and inviting atmosphere throughout. Prepare to be amazed by the incredible outdoor living space! The 12' x 21' west-facing screened-in porch features adjustable louvers, making it comfortable to enjoy throughout the seasons, while the adjoining 11' x 13' deck is perfect for soaking up the afternoon and evening sun. The fully finished basement is equally impressive with a spacious sunken family room that's perfect for movie nights, plus an expansive adjoining area ideal for a games room, exercise space, or hobby area. Two additional bedrooms, a den, a combined bathroom/laundry room, and utility room complete the lower level. A convenient side entrance provides direct access to the basement, offering excellent flexibility for guests or extended family. Outside, you'll fall in love with the massive fully fenced yard featuring mature trees, a stunning lilac bush, flowering cherry tree, apple trees, garden area, storage shed, and endless space for kids, pets, and entertaining. There's ample room for RV parking in either the front or back yard. The

20’ x 24’ detached double garage (not insulated) completes this exceptional property. If you’re looking for the perfect combination of modern updates, functional living space, an incredible yard, and the welcoming charm of small-town living, this home is a must-see! One block to the grocery store, two blocks to the school, two blocks to Roosters and one block to a great little restaurant. Most windows have been replaced including garden doors. 30 year laminate shingles. Hot water tank apx 6 years old. Rough in infloor heat in basement.