



GRASSROOTS
REALTY GROUP

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4908 47 Street
Clive, Alberta

MLS # A2329984



\$400,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,408 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	3.42 Acres		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Gentle Sloping, Landscaped, F		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Get out your checklist and start marking down all the boxes, because this place has it all. To start, this family home sits on a massive .32 acre lot complete with a fenced yard and garden space, perfect for kids and pets alike! Walk into a huge custom, open concept kitchen with stainless steel appliances, and massive island. This main floor has the best of both worlds; an open concept kitchen/living room space, but also has a separate den sporting a classic wood burning stove that heats the whole space. Just imagine that wood burning smell, while having a coffee in the morning. You can't beat it! Patio doors open onto the terraced back deck and what a view of your yard from here - spectacular! Three bedrooms on the upper level and the Master offers an ensuite with a beautiful walk-in steam shower. Double attached garage off the front so you can unload groceries without freezing, and downstairs offers two more bedrooms, another beautiful custom walk-in shower, plumbed for a steam option, in the downstairs bathroom matching the ensuite upstairs. A big family room, a big storage room and a cold room for your veggies and you're going to need it because the garden is large and productive. Clive is a rocking small town with all the essential amenities, k-9 school, ATB, great restaurants, arena, post office and more. 20 minutes from Lacombe, 30 minutes to Red Deer, 20 minutes to Alberta's Largest Lake south of Edmonton - Buffalo Lake! A great home in a great town. This is Alberta, Amen!