



GRASSROOTS
REALTY GROUP

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5216 47 Street
Consort, Alberta

MLS # A2329987



\$199,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,087 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Baseboard, Boiler, Natural Gas	Water:	Public
Floors:	Concrete, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R!
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Wood Windows		
Inclusions:	n/a		

Exceptional family home, boasting over 2000sqft, 4 bedrooms, 3 bathrooms and a massive yard. Sitting on over 1/4acre, this tree lined property with double attached garage is the perfect match for any growing family or investment seeker. There is an abundance of potential to modernize this house, and see some real returns. The main floor is very functional with an eye catching floor to ceiling fireplace, plenty of natural woodwork and lots of space for formal dining. This is a great property for entertaining, with plenty of room for the whole family and multiple doors leading out to the back yard from the dining room. The main floor is complete with easy maintenance laminate and tile floors, laundry and plenty of storage. The top floor is setup with 3 large bedrooms, full 4pc bathroom as well as a 2pc ensuite. The basement is awaiting finishing touches, flooring, and more updates. There is baseboard heated throughout. This is a standout property with tons of curb appeal and interior charm.