



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5502 39 Street
Mulhurst Bay, Alberta

MLS # A2330415



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,331 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	1.56 Acres		
Lot Feat:	Landscaped, Private, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-47-28-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Vaulted Ceiling(s)		

Inclusions: N/A

This Immaculate 1.56 acre property close to the lake hosts a Fully Finished home, Double Detached Garage, 60'x30' Tarp Shed, and More! The Main floor has an open concept with the kitchen, dining, and living room located central with vaulted pine ceilings throughout! The kitchen has hickory cabinets with a large island, dining area with a pantry, and patio access to the sunroom with the hot tub (not included in the RMS measurements). The Primary bedroom on the main floor has two closets and a 3 pce ensuite. Two other bedrooms are also on the main with one currently being used as the laundry/office. Finally a 4 pce bathroom situated just outside the living room with a wood fire place concludes this functional floor plan. The Basement is Finished with two more bedrooms, a 3 pce bathroom, and a large family room with an electric fireplace. The Garage is 28'x30' with heat, power, and a concrete floor. This entire property is beautifully landscaped, has a covered gazebo, paved road to it, and municipal sewer!