



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4726 44 Street
Mayerthorpe, Alberta

MLS # A2332363



\$308,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,084 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home		

Inclusions: Town garbage can and recycle bin, window coverings

Move right into this well-maintained side split bi-level, an ideal option for those looking to downsize without giving up space where it matters or a family with kids who appreciate their own privacy. Recently painted with new flooring throughout, this home is carpet-free and includes the added comfort of central air conditioning. The main floor features a spacious primary bedroom with a walk-in closet, along with a functional kitchen complete with granite countertops, newer appliances, and a pantry. The dining room overlooks the backyard and opens onto the deck, creating a comfortable space for everyday living and entertaining. At the front of the home, the living room offers soaring ceilings and tall windows that fill the space with natural light. The lower level includes a family room, two bedrooms, a den, a 3-piece bathroom, and plenty of storage, including a crawl space for seasonal items. Outside, the backyard is designed for easy enjoyment with back alley access and vinyl fencing across the rear of the property. The attached 20' x 21' double garage is insulated, painted, and equipped with an electric heater. If you're looking for a move-in-ready home with thoughtful updates, practical space, super clean, and low-maintenance living in Mayerthorpe, this property is ready for its next owner.