



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5114 49 AVE
Robb, Alberta

MLS # A2136267



\$427,000

Division:	NONE		
Type:	Residential/House		
Style:	Split Level		
Size:	3,334 sq.ft.	Age:	1990 (36 yrs old)
Beds:	7	Baths:	5
Garage:	Off Street, Stall		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Re		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-49-21-W5
Exterior:	Asbestos, Wood Frame	Zoning:	HR (R)
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	Ceiling Fan(s)		

Inclusions: Furniture in the BNB is included with some exceptions

Very unique floor plan!! This large family home has a total of 7 bedrooms and 5 bathrooms - room for everyone! The homes features include two upper floor bedrooms each boasting their own private 4 pc bathrooms, a totally wheel chair accessible bedroom and 3 pc bath are located on the lowest level, 2 kitchens, 2 family/rec rooms each with its own wood burning stove...and the list goes on. Situated on high ground in Robb, Alberta to offer maximum exposure and incredible mountain views, this property can be split into 2 rental units or operated as a Bed & Breakfast. Bed & Breakfast is generating income of up to \$7000/month. You don't want to miss your opportunity to own this great property!!