

4922 51 Street  
Wanham, Alberta

MLS # A2266338



**\$190,000**

|           |                                                  |        |                   |
|-----------|--------------------------------------------------|--------|-------------------|
| Division: | NONE                                             |        |                   |
| Type:     | Residential/House                                |        |                   |
| Style:    | Bungalow                                         |        |                   |
| Size:     | 1,240 sq.ft.                                     | Age:   | 1971 (54 yrs old) |
| Beds:     | 3                                                | Baths: | 1 full / 1 half   |
| Garage:   | Carport, Double Garage Detached, Gravel Driveway |        |                   |
| Lot Size: | 0.30 Acre                                        |        |                   |
| Lot Feat: | Landscaped                                       |        |                   |

|             |                          |            |                                 |
|-------------|--------------------------|------------|---------------------------------|
| Heating:    | Forced Air, Natural Gas  | Water:     | Public                          |
| Floors:     | Laminate                 | Sewer:     | -                               |
| Roof:       | Asphalt Shingle          | Condo Fee: | -                               |
| Basement:   | Full, Partially Finished | LLD:       | -                               |
| Exterior:   | Stone                    | Zoning:    | r                               |
| Foundation: | Poured Concrete          | Utilities: | Electricity, Natural Gas, Phone |
| Features:   | See Remarks              |            |                                 |

Inclusions: n/a

Homes like this do not come along often at this price. THIS HOME IS PRICED TO SELL! You get a double fenced lot, 20 x 24 garage, car port, mature yard, 3 bedrooms and a solid basement. This home has had many upgrades including laminate, counter tops, tile back splash, tin roof, and 2 yr old water heater and 3 yr old furnace. This home is modern and clean, and a must see. With 5% down, your payment would be as low as \$329.2 a month on approved credit.