



## 4709 49A Street Legal AB

\$305,000

Welcome to this charming 3 bedroom bungalow. Situated on a quiet and mature street. This is a great starter home with so much potential. Upgrades have been ongoing including newer furnace, hot water heater, shingles and so much more. The main floor boasts nice sized living room and eat in kitchen 3 bedrooms and a 4 pc bath. Abundant natural light throughout. The basement is ready for your imagination. So much opportunity for this meticulously maintained home. The large and fenced yard is perfect for relaxing, playing or entertaining. The oversized heated double detached garage with access to back alley has loads of space for parking. Easy access to local shopping, parks, trails and commuting.

Listing Presented By:



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