



## 4806 51 Avenue Elk Point AB

\$199,000

Welcome home!! This 1607 sqft home with a single garage and large workshop is located in Elk Point on 2 large lots (100' x 150'). This home has been well maintained and offers 4 bedrooms, 4pc bath, large livingroom w electric fireplace, completely renovated kitchen (6yrs ago), spacious dinning room and the partial basement offers a 3 pc bath, laundry area and tons of storage. Recent upgrades include vinyl windows, shingles, RO, HWT and has a newer furnace. Additionally there's new interior weeping tile and a new sump pump (6 yrs ago). The garage 14x24 is insulated, has a concrete floor and a wood stove. The workshop is perfect for RV storage either inside or under the lean-to and it has a great workbench area for any of your projects. The back yard is huge and fenced and offers a large double gate off the back alley to accommodate all your toys. 2024 taxes \$2,469.68. Available for quick possession.

Listing Presented By:



Originally Listed by:  
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