



## 4823 50 Avenue Elk Point AB

\$109,000

UPGRADED CHARACTER HOME & CENTRALLY LOCATED! This well-maintained 720 sq.ft. 2 bedroom, 1 bath bungalow is perfect for the buyer that enjoys affordable living and appreciates easy access. The home is conveniently located within walking distance of all downtown shopping and a short walk to all other amenities. The home has been beautifully upgraded with vinyl plank flooring, vinyl windows, 100 amp power, HE furnace, blown-in insulation, shingles (2019) and fascia. The clean wood-lined cellar includes the furnace with humidifier and has storage. Features a beautiful setting on a 60 x 120' landscaped, fenced lot with a back parking spot (asphalt), front and back decks and a newer custom storage shed with roll door. Alley access both side and back. This property is also perfect for the entrepreneur as it is zoned Central Commercial (C1) - coffee shop, soup & sandwich, health food store, etc. This home is very comfortable, priced affordably with lower utility costs and property taxes - only \$1099 (2022).

Listing Presented By:



Originally Listed by:  
Lakeland Realty

teamlakeland@telus.net  
<http://www.lakelandrealty.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)