



## 5222 47 Street Barrhead AB

\$253,000

4 bedroom home on large 208' long family lot east of downtown with 2 block walking distances to school. 1957 1358 sq ft Bungalow w/ basement & some lovely upgrades. 3 main floor bedrooms. Large 4 piece bathroom w/ custom built & tiled shower as well as separated bathtub. Nice large back entry features main floor laundry facilities. Kitchen offers walk in pantry. Mostly finished basement w/ 1 bedroom & 2 piece bathroom, plumbing for tub/shower in place. Basement also features cold storage room, large family room & additional living areas. Newer windows. Well insulated. Oversized 2.5 car garage measuring 26' x 35'. Completely fenced large back yard, mature trees & potential garden spot. 2 blocks from downtown shopping. (Pictures attached marked w/ R are of previous state of home & yard for visualization purposes)

Listing Presented By:



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