



## 5437 49 Avenue Andrew AB

\$199,900

Fully developed 3 level split home, accompanied by an adjacent vacant lot, nestled in the tranquil town of Andrew, just a 45-minute drive from Fort Saskatchewan. This spacious four-bedroom residence has numerous costly upgrades completed in recent years, such as siding, shingles, hot water on demand, high-efficiency furnace, windows, and patio door installation just to name a few. The main floor features a sunken living room, kitchen, and dining area. Upstairs, you'll find three bedrooms, including the primary bedroom with a four-piece ensuite, along with an additional three-piece bathroom. The lower level offers a sizable recreation area with a wood-burning stove, an extra bedroom, laundry room, another bathroom, and ample storage space. Outside, enjoy a covered front patio, vegetable gardens, unobstructed views with no neighbors across the street, and a scenic farmer's field behind the property. Single attached heated garage, with room on your side lot to build another garage!

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

austin.hoetmer@gmail.com  
<https://ahoetmer.remax.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)