

## \$140,000 - 5022 50 Avenue, Warspite

MLS® #E4408885

**\$140,000**

2 Bedroom, 1.00 Bathroom, 764 sqft

Single Family on 0.00 Acres

Warspite, Warspite, AB

Older 2 bedroom house built out of douglas fir. This home boasts two bedrooms, one renovated bathroom, kitchen and a nice sized newly renovated living room, that walks out onto a brand new deck. Inside the house has genuine cedar wall and ceiling coverings. Has a newer water heater and newer shingles on the roof. 100 Amp service in house and garage. The garage is much newer than the house and is exactly the same size at 35x22 with a cement floor and driveway, LED lightning, fully insulated with R50 in the attic. There is electric 220V heat and is partly setup for wood heat. Wood stove isn't available anymore. It is wired with ALOT of power including many 15 and 20 amp receptacles. It also consists of two insulated overhead doors and only one is automatic. The garage also has a den attached to it that is nicely finished with carpet and cedar. This is also fully insulated with big windows and lots of electricity inside.

Built in 1950

### Essential Information

MLS® #	E4408885
Price	\$140,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	764
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5022 50 Avenue
Area	Warspite
Subdivision	Warspite
City	Warspite
County	ALBERTA
Province	AB
Postal Code	T0A 0J0

### **Amenities**

Amenities	Deck, Dugout Basement, Guest Suite, Hot Water Natural Gas, Smart/Program. Thermostat, Television Connection, Workshop
Parking	2 Outdoor Stalls, Double Garage Detached, Heated, Insulated, Rear Drive Access, Shop

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, See Remarks

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, Level Land, Partially Landscaped, Paved Lane, Playground Nearby, Recreation Use
Lot Description	36.5X15.25
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

### **Additional Information**

Date Listed                      October 3rd, 2024

Days on Market                210

Zoning                              Zone 60



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