# \$89,000 - 5117 48 Street, Elk Point

MLS® #E4437712

## \$89,000

2 Bedroom, 1.00 Bathroom, 888 sqft Single Family on 0.00 Acres

Elk Point, Elk Point, AB

A RARE OPPORTUNITY to own this charming property - a former church, now transformed to a residence, with character throughout! This 888 sq.ft gem is situated on a huge 100' x 165' Commercial lot that can serve as both business and residence. The home features 2 bedrooms + office area and an open concept kitchen/living/dining area. The basement includes 1 bedroom, laundry, storage and utilities. Upgrades include 100 amp electrical, newer hot water heater and vinyl siding. The home features a wrap-around wood deck and the current garage has space for 1 smaller vehicle or secure storage. With access from both front and back streets, this property lends itself to large vehicles and RV's plus room to build a large garage or shop. Borders Hwy 41 in Elk Point giving it high visibility. AFFORDABLE PROPERTY with MANY OPPORTUNITIES! 2025 Property Taxes are \$1218.30. QUICK POSSESSION AVAILABLE.







Built in 1925

#### **Essential Information**

MLS® # E4437712 Price \$89,000

Lease Rate \$30

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 888
Acres 0.00
Year Built 1925

Type Single Family

Sub-Type Detached Single Family

Style Raised Bungalow

Status Active

# **Community Information**

Address 5117 48 Street

Area Elk Point
Subdivision Elk Point
City Elk Point
County ALBERTA

Province AB

Postal Code T0A 1A0

# **Amenities**

Amenities Deck, Hot Water Natural Gas, See Remarks

Parking Spaces 6

Parking Single Indoor

#### Interior

Appliances Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Partially Finished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Partially Landscaped, See Remarks

Lot Description 100 x 165'

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary

Middle

FG Miller Jr./Sr High

FG Miller Jr/Sr High

# **Additional Information**

Date Listed May 21st, 2025

Days on Market 161

Zoning Zone 60

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