

# \$209,900 - 4823 52 Avenue, Irma

MLS® #A2160971

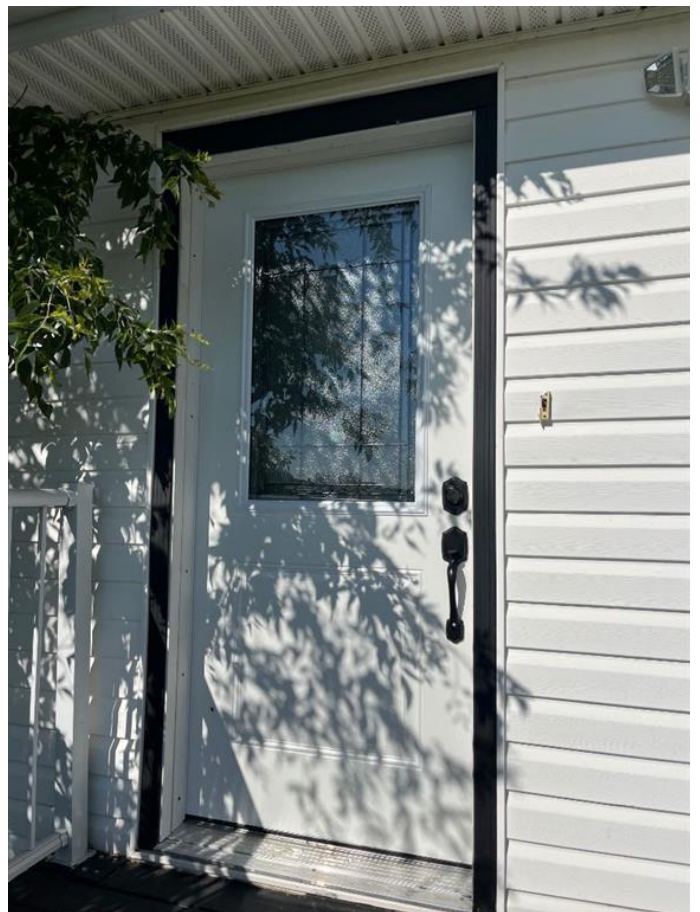
## \$209,900

5 Bedroom, 2.00 Bathroom, 1,325 sqft

Residential on 0.36 Acres

Irma, Irma, Alberta

Charming Bungalow with Endless Potential and Privacy in Irma. Nestled at the end of a quiet dead-end street, this bungalow is a hidden gem offering privacy and a wealth of potential. As you step through the new entry door, you're welcomed by a large, inviting porch that seamlessly flows into the open-concept living and dining area, perfect for family gatherings and entertaining. The spacious kitchen is a chef's delight, featuring a bright skylight that bathes the room in natural light. The main floor also boasts a large primary bedroom with a luxurious 4-piece ensuite, two additional bedrooms, and another 4-piece bathroom. A generously sized back porch, complete with laundry facilities, provides easy access to the brand-new deck, ideal for enjoying outdoor moments. The main floor is enhanced with new vinyl plank flooring, adding a modern touch to this classic home. Descend downstairs through stylish new barn doors to discover a partially finished basement with high ceilings, large windows, and in-floor heating. The basement already has walls and drywall hung, creating a spacious rec room, two additional bedrooms, a utility room, and a roughed-in bathroom. With a new boiler and hot water tank in place. Outside, you'll find a sprawling yard that overlooks the village green space and community garden, offering a picturesque and peaceful setting. Other recent upgrades include new shingles, a washing machine, and a stove. This home is brimming with potential—don't miss out on the



chance to make it your own!

Built in 1998

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2160971    |
| Price          | \$209,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,325       |
| Acres          | 0.36        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4823 52 Avenue             |
| Subdivision | Irma                       |
| City        | Irma                       |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T0B 2H0                    |

### Amenities

|                |      |
|----------------|------|
| Parking Spaces | 3    |
| Parking        | None |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Vinyl Windows, Laminate Counters, Skylight(s), Storage           |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Electric Range |
| Heating           | Forced Air, In Floor                                             |
| Cooling           | None                                                             |
| Has Basement      | Yes                                                              |
| Basement          | Full, Partially Finished                                         |

### Exterior

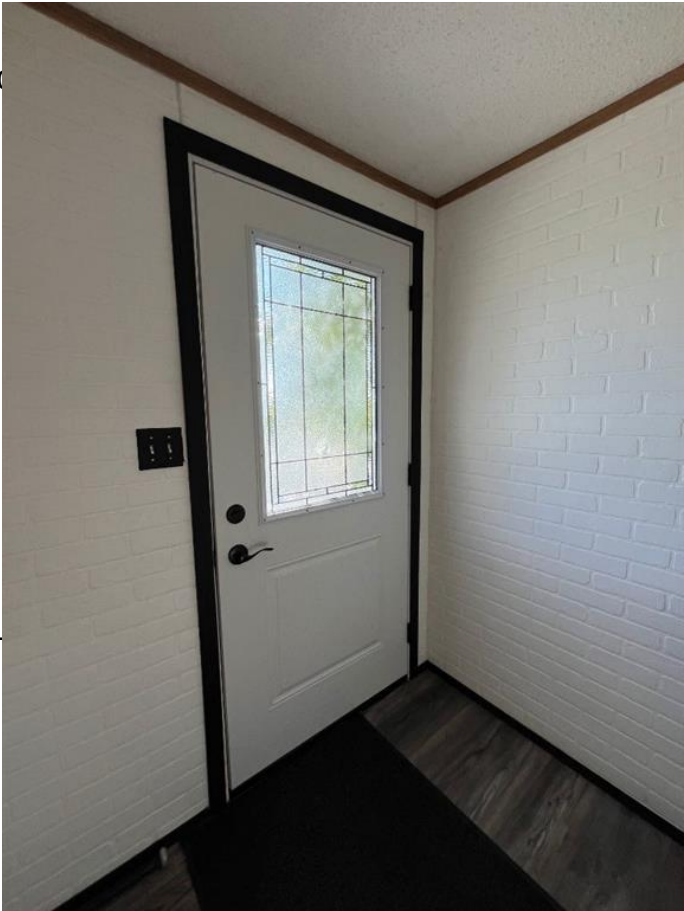
|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard                 |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding                 |
| Foundation        | ICF Block                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2024 |
| Days on Market | 248               |
| Zoning         | R2                |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX BAUGHAN REALTY LTD. |
|----------------|----------------------------|



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