

**4906 47 Street  
Wanham, Alberta**

**MLS # A2202118**



**\$135,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.45 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Glass, Wood Frame	<b>Zoning:</b>	res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** green house, raised garden beds

This amazing homes rests on 3 large lots in the quiet neighborhood of Wanham. You have raised garden boxes, green house, mature trees, deck, and double garage. The Main floor is 1200 sf, and the upstairs is 429.79 sf. This is not included in the RMS because it is only 6ft 10 inches high, and must be 7 ft high to be included. It does however give you a lot more great living space. You have a great kitchen open to huge family room. It has tonnes of cupboards, and counters and is wide open. The main floor boasts 2 good size bedrooms and upstairs you have 2 more, and a room that is not quite finished. There have been extensive upgrades in the past few years, including most windows, flooring, and paint, and beautiful new bathroom. This lovely character home is ready for you, and priced to sell. Call to view today!