

# \$120,000 - 4924 50 Avenue, Minburn

MLS® #A2194496

**\$120,000**

2 Bedroom, 2.00 Bathroom, 1,104 sqft

Residential on 0.14 Acres

Minburn, Minburn, Alberta

Nestled in the peaceful hamlet of Minburn, AB, this renovated 2-story home offers comfort, charm, and modern updates. Featuring 2 spacious bedrooms upstairs, including a convenient ensuite powder room, this home is designed for cozy living. The bright and open main floor is warmed by a wood stove in the living room, creating a perfect spot to relax and unwind. A main floor laundry located in the bathroom adds to the home's practicality. Additionally, an extra room on the main floor provides flexibility—use it as a third bedroom, home office, or dining area. The home has seen extensive exterior upgrades, including new siding, a durable metal roof, eaves, downspouts, and some upgraded vinyl windows. Step outside to a 14' x 16' deck featuring a charming gazebo, ideal for enjoying warm summer evenings. The spacious fenced yard includes two storage sheds and raised garden beds, perfect for those with a green thumb. . The property has its own well and is on municipal sewer (sewer and garbage fees included in the reasonable yearly property taxes). Minburn is located 1 ½ hours from Edmonton on the Yellowhead Hiway 16 and is conveniently located between Vermilion and Vegreville. School bus pick up in Minburn to area schools in Innisfree and Mannville. Call today for more details or to schedule a viewing.

Built in 1951



## Essential Information

MLS® #	A2194496
Price	\$120,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,104
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	4924 50 Avenue
Subdivision	Minburn
City	Minburn
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 3B0

## Amenities

Parking Spaces	5
Parking	Off Street

## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, Partial

## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Lawn
Roof	Metal
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Perimeter Wall

### **Additional Information**

Date Listed	February 12th, 2025
Days on Market	158
Zoning	RS

### **Listing Details**

Listing Office	RE/MAX PRAIRIE REALTY
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