

\$244,000 - 4309 47 Avenue, Mayerthorpe

MLS® #A2221195

\$244,000

4 Bedroom, 3.00 Bathroom, 1,395 sqft

Residential on 0.15 Acres

NONE, Mayerthorpe, Alberta

Looking for a New Family to Love This Home

This well-loved 4-bedroom bungalow is ready to welcome its next chapter – and perhaps, your family is just the right fit. Over the years, thoughtful upgrades have been made with comfort and convenience in mind. The heart of the home features newer kitchen cupboards, a gas range for the family chef, a spacious fridge, and a reverse osmosis system, plus an instant hot water tap – perfect for busy mornings and cozy evenings alike.

Beautiful wood floors flow through the main living areas, and the main-floor laundry is next to the kitchen for added ease. The primary bedroom includes a dialysis machine hookup, offering essential support where needed. There is a four-piece ensuite and a good-sized walk-in closet. The large living room invites everyone to gather and unwind, and it has large south-facing windows.

From the dining area, double patio doors open to a wood deck overlooking a fenced backyard filled with perennial plants – a space designed for both play and peaceful moments. Downstairs, a spa-like bathroom creates a quiet retreat after a long day. The fourth bedroom is next to a very large family room or entertainment room. A double garage 21' x 20' with a workbench sits out front, ready for weekend projects or just keeping your vehicles out of the elements.



Located on a quiet, paved street and within walking distance to the elementary school and playground, this home offers not just a place to live, but a place to belong.

Come take a look â€” your new beginning might be right here.

Built in 1990

Essential Information

MLS® #	A2221195
Price	\$244,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,395
Acres	0.15
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4309 47 Avenue
Subdivision	NONE
City	Mayerthorpe
County	Lac Ste. Anne County
Province	Alberta
Postal Code	T0E 1N0

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, See Remarks
# of Garages	2

Interior

Interior Features	Closet Organizers, See Remarks, Walk-In Closet(s), Wood Windows
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2025
Days on Market	17
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.