

# \$109,900 - 5044 50 Street, Islay

MLS® #A2062733

**\$109,900**

4 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.30 Acres

Islay, Islay, Alberta

Affordable Bi-Level Home on Double Lot in Islay, AB | Ideal for Families or First-Time Buyers!

Welcome to Islay, a quiet and welcoming hamlet just 20 minutes from Vermilion or Kitscoty. This bi-level home offers over 1,100 sq ft of living space across three levels, sitting on a spacious double lot with plenty of room to grow.

Property Highlights: 3 spacious bedrooms on the upper level—ideal for families or those looking to downsize;

Bright, eat-in kitchen and a large, sun-filled living room; Fully fenced backyard with two storage sheds, a garden area, and a fire pit—perfect for kids, pets, and outdoor entertaining. Ample parking space with RV parking and room to build a garage or workshop. Lower level includes a large family room, 3-piece bathroom, laundry area, and a flex space that could serve as a 4th bedroom, office, or gym.

Enjoy small-town living with the convenience of school bus service and easy access to nearby amenities.

This property is perfect for first-time home buyers, young families, or retirees seeking affordability, space, and community charm. Don't miss your chance—book a showing today!



Built in 1982

## Essential Information

MLS® #	A2062733
Price	\$109,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.30
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	5044 50 Street
Subdivision	Islay
City	Islay
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2J0

## Amenities

Parking Spaces	4
Parking	Off Street, RV Access/Parking

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Boiler
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn
Roof	Asphalt Shingle
Construction	Mixed, Stucco

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 3rd, 2023

Days on Market              721

Zoning                        Residential Imp

### **Listing Details**

Listing Office                RE/MAX PRAIRIE 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.