\$155,000 - 4823 50 Avenue, Girouxville

MLS® #A2230048

\$155,000

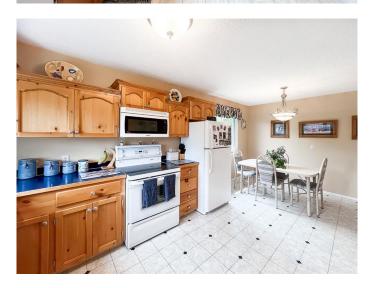
3 Bedroom, 1.00 Bathroom, 1,115 sqft Residential on 0.21 Acres

NONE, Girouxville, Alberta

Welcome to this bright and inviting 3-bedroom, 2-bathroom home located in the peaceful community of Girouxville. Thoughtfully laid out and filled with natural light, the main floor features an open and airy kitchen and dining area with plenty of cupboard and countertop space, seamlessly flowing into a spacious living room highlighted by large windows that let the sunshine pour in. The primary bedroom offers a cozy retreat, while a generously sized guest bedroom and a full 4-piece bathroom complete the main level. Downstairs, the home offers fantastic versatility with a functional kitchenette, ideal for added convenience, extended family living, or rental potential. A spacious rec room features built-in storage and an office nook, making it perfect for work, hobbies, or relaxation. You'll also find a third bedroom, a 3-piece bathroom, a laundry area, a bonus room, and a dedicated storage space, providing plenty of room for everyday living and organization. Step outside to enjoy the beautifully landscaped yard with mature trees, a large garden bed, and a handy garden shed. The property backs onto a quiet back alley. This home has seen several upgrades, including new living room windows, new siding in 2019, a new hot water tank in 2024, a new furnace in 2014, and a new roof and eavestroughs installed in 2013. Additionally, the sump pump was replaced in 2022, providing peace of mind and added value. With its spacious layout, thoughtful updates, and excellent location, this move-in-ready







home is a perfect fit for families, first-time buyers, or anyone seeking comfortable living in a quiet, welcoming community. Book your showing today!

Built in 1983

Essential Information

MLS® # A2230048 Price \$155,000

Bedrooms 3
Bathrooms 1.00

Full Baths 1

Square Footage 1,115
Acres 0.21
Year Built 1983

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

Community Information

Address 4823 50 Avenue

Subdivision NONE

City Girouxville

County Smoky River No. 130, M.D. of

Province Alberta
Postal Code T0H 1S0

Amenities

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Built-in Features, Ceiling Fan(s), Open Floorplan

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window

Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Garden, Storage

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance

Landscape

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 16th, 2025

Days on Market 3 Zoning R

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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