

## \$79,900 - 4801 50 Street, Pibroch

MLS® #E4410419

**\$79,900**

3 Bedroom, 1.00 Bathroom, 1,437 sqft

Single Family on 0.00 Acres

Pibroch, Pibroch, AB

Great opportunity here for an affordable 3 bedroom 1 bath home in the Hamlet of Pibroch (just 10 min north of Westlock). Great starter or retirement home or rent it out. Has been rented in the past few years for \$950 per month plus utilities. Upgrades over the past years include metal roof, windows, and furnace. In the past 3 years the hot water tank has been replaced, bathroom renovated and new vinyl plank flooring was installed. Main floor features a large back entrance with laundry, good sized kitchen with plenty of wood cabinets, 4 pce bathroom, furnace room and huge living room. Upper floor has 3 bedrooms. Sits on a large 150x50' corner lot with plenty of room to add a garden or garage. Backs onto a park with basketball court, ball diamond, fire pit area and kids playground. Pibroch has city water and community sewer and an active community hall. It's only minutes away from Westlock with all the amenities you will need including a hospital and indoor swimming pool.

Built in 1935

### Essential Information

MLS® # E4410419

Price \$79,900

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,437
Acres	0.00
Year Built	1935
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	4801 50 Street
Area	Pibroch
Subdivision	Pibroch
City	Pibroch
County	ALBERTA
Province	AB
Postal Code	T0G 2L0

### **Amenities**

Amenities	Crawl Space, Deck, Fire Pit, Vinyl Windows
Parking	No Garage, Rear Drive Access, RV Parking

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Corner Lot, Flat Site, Landscaped, Picnic Area, Playground Nearby
Roof	Metal
Construction	Wood, Stucco
Foundation	See Remarks

### **Additional Information**

Date Listed            October 15th, 2024

Days on Market      186

Zoning                Zone 70

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