

## \$89,000 - 5117 48 Street, Elk Point

MLS® #E4437712

**\$89,000**

2 Bedroom, 1.00 Bathroom, 888 sqft

Single Family on 0.00 Acres

Elk Point, Elk Point, AB

A RARE OPPORTUNITY to own this charming property - a former church, now used as a residence, with character throughout! This 888 sq.ft gem is situated on a huge 100' x 165' Commercial lot with room for a shop or large garage. The home features 2 bedrooms + office and an open concept kitchen/living/dining room. The basement includes 1 bedroom, laundry, storage and utilities. With upgrades such as 100 amp electrical, newer hot water heater and vinyl siding, this property is sure to please. The home features a wrap-around wood deck which serves as an extension of the living space. The current garage serves as space for 1 smaller vehicle or secure storage. With access from both front and back this property lends itself to large vehicles and RV's. AFFORDABLE INVESTMENT OPPORTUNITY with MANY OPTIONS!

Built in 1925

### Essential Information

MLS® #	E4437712
Price	\$89,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	888



Acres	0.00
Year Built	1925
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	5117 48 Street
Area	Elk Point
Subdivision	Elk Point
City	Elk Point
County	ALBERTA
Province	AB
Postal Code	T0A 1A0

### **Amenities**

Amenities	Deck, Hot Water Natural Gas, See Remarks
Parking Spaces	3
Parking	Single Indoor

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Partially Landscaped, See Remarks
Lot Description	100 x 165'
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Elk Point Elementary
Middle	FG Miller Jr./Sr High

High FG Miller Jr/Sr High

### **Additional Information**

Date Listed May 21st, 2025

Days on Market 42

Zoning Zone 60

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