

# \$140,000 - 4902 50 Street, Clandonald

MLS® #A2189557

**\$140,000**

3 Bedroom, 2.00 Bathroom, 1,076 sqft

Residential on 0.26 Acres

Clandonald, Clandonald, Alberta

This delightful home offers the perfect blend of charm, style, and practicality, located in a welcoming small-town community. With over 1,000 sq ft of living space, it features 2 bedrooms upstairs, 1 downstairs, and 2 full bathrooms. Beautifully decorated and move-in ready, this home boasts warm wood finishes throughout, adding timeless character to every room. A wood-burning fireplace in the living area enhances the cozy, inviting atmosphere.

The main-floor bathroom features a charming clawfoot tub, perfect for relaxing soaks. A large back entrance provides convenient access and extra storage space, ideal for busy lifestyles or entertaining guests. A bonus pantry area off the kitchen expands everyday storage as well. Step outside to enjoy the spacious back deck, perfect for hosting gatherings, relaxing with a book, or enjoying your morning coffee.

Situated on a spacious corner lot, the property is surrounded by mature, large trees, providing shade and privacy. The basement includes laundry facilities and extra space for storage or hobbies, adding to the home's functionality.

An additional detached 32 x 32 shop with back-alley access is perfect for projects, extra storage, or even a small business setup. Whether you're enjoying the functional interior, relaxing in the clawfoot tub, or taking advantage of the outdoor space, this home



truly has it all.

Clandonald is just 45 km away from Whitney Lake, Laurier Lake and Ross lake. Making it just a short drive to enjoy some summer lake activities. Larger centers are a quick drive with Vermilion only 26 km and Lloydminster is 58 Km. Enjoy paddling on the North Saskatchewan River? It is only a 20 min drive! Don't miss this move-in-ready opportunity! Schedule a showing and experience the charm of this stunning home for yourself.

Built in 1926

### **Essential Information**

MLS® #	A2189557
Price	\$140,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.26
Year Built	1926
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Active
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### Community Information

Address	4902 50 Street
Subdivision	Clandonald
City	Clandonald
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 0X0

### Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Detached
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Brick Facing, Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot, Lawn, No Neighbours Behind, Private, Corner Lot, Many Trees, Secluded
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	January 22nd, 2025
Days on Market	102
Zoning	R1

### Listing Details

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