

# \$237,900 - 5006 46 Street, Irma

MLS® #A2143981

**\$237,900**

6 Bedroom, 3.00 Bathroom, 1,372 sqft

Residential on 0.19 Acres

NONE, Irma, Alberta

If you are looking for a spacious home nestled in the quiet community of Irma, look no further.

The main floor spans over 1370 sq ft. and features a bright, spacious, living room, with elegant laminate flooring. It is bathed in an abundance of natural morning light streaming through the expansive windows. The main floor also includes the laundry-by the back entry, primary bedroom with a 3 pce. ensuite, 2 additional bedrooms, a 4 pce. bath and an efficient galley kitchen. A recent price adjustment reflex the required repair to master bedroom ensuite shower that the purchaser will be required to do. The vast basement has been partially developed, providing 3 additional bedrooms, a 4-pce bath, generous family/games area, utility room and plenty of space for storage-all that's left to do is the flooring. The large windows on both levels provide plenty of light for all your family activities. This property is located in the tranquil, yet vibrant community of Irma. Irma has a recently built K-12 school, a golf course, trout pond, and curling and hockey rinks. This is a great community to raise your family

Built in 2012

## Essential Information

MLS® # A2143981

Price \$237,900

Bedrooms 6



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,372       |
| Acres          | 0.19        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 5006 46 Street             |
| Subdivision | NONE                       |
| City        | Irma                       |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T0B 2H0                    |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry                               |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Partially Finished                                                              |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters, Storage                                                                             |
| Lot Description   | Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                 |
| Construction      | Wood Frame                                                                                                      |
| Foundation        | Wood                                                                                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2024 |
| Days on Market | 359             |
| Zoning         | R1              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | COLDWELLBANKER HOMETOWN REALTY |
|----------------|--------------------------------|

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