

# \$310,000 - 4936 50 Avenue, Stavelly

MLS® #A2212106

**\$310,000**

4 Bedroom, 2.00 Bathroom, 1,884 sqft

Residential on 0.22 Acres

NONE, Stavelly, Alberta

Looking for a renovation project with huge potential? Welcome to 4936 50 Avenue in Stavelly, Alberta – a character-filled 1.5-storey home with a massive yard and oversized garage, perfect for buyers wanting space, value, and a chance to add personal touches. Situated on a huge lot, this property offers ample outdoor space for gardening, RV parking, or future expansion. The detached double garage provides tons of room for parking, storage, or a workshop setup. The home retains many charming details like crown moulding, French doors, and updated vinyl windows. It also includes a high-efficiency furnace and tankless hot water system for added efficiency. While the property does need some TLC, it's a great opportunity for investors, DIY enthusiasts, or anyone looking to build sweat equity in a quiet, small-town setting.

If you're looking settle down in a quiet, peaceful community, this home is ready for your vision. Contact your favourite REALTOR® to book your private showing today!

Built in 1924

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2212106  |
| Price     | \$310,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,884             |
| Acres          | 0.22              |
| Year Built     | 1924              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 4936 50 Avenue               |
| Subdivision | NONE                         |
| City        | Stavely                      |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1Z0                      |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 3                                |
| Parking        | Double Garage Detached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Crown Molding, French Door, Tankless Hot Water, Vinyl Windows, Wood Windows |
| Appliances        | Other   |
| Heating           | High Efficiency, Forced Air   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot |
| Roof              | Metal  |
| Construction      | Vinyl Siding   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 35               |
| Zoning         | R1               |

## **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

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