

# \$239,900 - 4944 49 Avenue, Islay

MLS® #A2216723

## \$239,900

3 Bedroom, 2.00 Bathroom, 1,698 sqft

Residential on 0.30 Acres

Islay, Islay, Alberta

If affordability and value for your money is a priority, then this is the right property for you! If you are looking for a quiet and relaxing place to call home, then this is the location you have been waiting for! This exceptional modular home has all the space you are looking for and is shows perfectly- no work to do here, just bring your furniture. The views from the dining room are unbelievable as it is looking east to the morning sun on the edge of town overlooking agricultural land, This home sits on, and is anchored to, a concrete slab- access to the area underneath is very easy and can be accommodated via flexible custom skirting around its perimeter. There is an open concept living/dining/kitchen area you will love, and three bedrooms and theatre room off the main living room area. All the space you will need- but that's not all, outside you will enjoy a large private deck, detached 24 by 26 heated garage and two other garden sheds.

Built in 2005

## Essential Information

MLS® #	A2216723
Price	\$239,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,698
Acres	0.30



Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4944 49 Avenue
Subdivision	Islay
City	Islay
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2J0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Corner Lot, Garden, Lawn, Rectangular Lot, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Other

### Additional Information

Date Listed	May 1st, 2025
Days on Market	16
Zoning	Residential

**Listing Details**

Listing Office                    MUSGRAVE AGENCIES

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.