

# \$155,000 - 4823 50 Avenue, Girouxville

MLS® #A2230048

**\$155,000**

3 Bedroom, 1.00 Bathroom, 1,115 sqft

Residential on 0.21 Acres

NONE, Girouxville, Alberta

Welcome to this bright and inviting 3-bedroom, 2-bathroom home located in the peaceful community of Girouxville. Thoughtfully laid out and filled with natural light, the main floor features an open and airy kitchen and dining area with plenty of cupboard and countertop space, seamlessly flowing into a spacious living room highlighted by large windows that let the sunshine pour in. The primary bedroom offers a cozy retreat, while a generously sized guest bedroom and a full 4-piece bathroom complete the main level. Downstairs, the home offers fantastic versatility with a functional kitchenette, ideal for added convenience, extended family living, or rental potential. A spacious rec room features built-in storage and an office nook, making it perfect for work, hobbies, or relaxation. You'll also find a third bedroom, a 3-piece bathroom, a laundry area, a bonus room, and a dedicated storage space, providing plenty of room for everyday living and organization. Step outside to enjoy the beautifully landscaped yard with mature trees, a large garden bed, and a handy garden shed. The property backs onto a quiet back alley. This home has seen several upgrades, including new living room windows, new siding in 2019, a new hot water tank in 2024, a new furnace in 2014, and a new roof and eavestroughs installed in 2013. Additionally, the sump pump was replaced in 2022, providing peace of mind and added value. With its spacious layout, thoughtful updates, and excellent location, this move-in-ready



home is a perfect fit for families, first-time buyers, or anyone seeking comfortable living in a quiet, welcoming community. Book your showing today!

Built in 1983

**Essential Information**

MLS® #	A2230048
Price	\$155,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,115
Acres	0.21
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4823 50 Avenue
Subdivision	NONE
City	Girouxville
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 1S0

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 16th, 2025
Days on Market	4
Zoning	R

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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