

# \$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 thatâ€™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, Refrigerator, Range Hood, 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	299
Zoning	R1

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.