

# \$250,000 - 4708 50 Avenue, Dewberry

MLS® #A2108729

## \$250,000

4 Bedroom, 4.00 Bathroom, 1,541 sqft  
Residential on 0.28 Acres

Dewberry, Dewberry, Alberta

Welcome to this stunning quality build in Dewberry, Alberta! This meticulously maintained home, lovingly cared for by its original owners, offers a prime location and an array of desirable features, making it the ideal place to call home. Conveniently situated right across the road from the school and a stone's throw away from the hockey rink, this residence is perfect for families looking for proximity to local amenities and community activities. With the grocery store just a short walk away, you'll enjoy the ease and convenience of everyday living. Nestled on a stunning treed lot, this home boasts curb appeal and privacy, providing a serene oasis in the heart of the friendly Dewberry community. The double attached garage offers both parking space and storage, catering to your practical needs. Step inside and be greeted by the warmth of the gas corner fireplace, creating a cozy atmosphere for gatherings with family and friends. The spacious kitchen, complete with a huge island and all appliances, is a chef's dream, offering ample space for meal preparation and entertaining. For added convenience, the main floor features a laundry room with a sink and built-in ironing board, making household chores a breeze. Retreat to the master bedroom, which boasts an ensuite, providing a private sanctuary to unwind after a long day. The basement, recently refreshed with fresh carpet, offers additional living space, including two bedrooms plus an office/hobby room and



a well-appointed bathroom. Whether you're in need of a home office, a hobby space, or a cozy retreat, this lower level provides endless possibilities with big bright windows to suit your lifestyle. Offering great value in rural Alberta, this home presents a rare opportunity to experience the charm and comfort of small-town living. Don't miss out on your chance to make this your forever home – schedule a showing today and discover all that Dewberry and area has to offer! Be sure to view the virtual iGUIDE tour to see all the amazing features this home has! NOTE: Dewberry recently changed all addresses in town, this property WAS 57 First Avenue and is now 4708-50th Avenue.

Built in 1989

**Essential Information**

MLS® #	A2108729
Price	\$250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,541
Acres	0.28
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Split Level
Status	Active

**Community Information**

Address	4708 50 Avenue
Subdivision	Dewberry
City	Dewberry
County	Vermilion River, County of
Province	Alberta

Postal Code T0B 1G0

### Amenities

Parking Spaces 6  
Parking Double Garage Attached, Parking Pad  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Chandelier, Closet Organizers, Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan  
Appliances Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Stove, Garburator, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Many Trees, Rectangular Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Wood

### Additional Information

Date Listed February 20th, 2024  
Days on Market 440  
Zoning Residential- Dewberry

### Listing Details

Listing Office RE/MAX PRAIRIE 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.