

## \$235,000 - 4715 49 Avenue, Ranfurly

MLS® #E4428607

**\$235,000**

4 Bedroom, 1.00 Bathroom, 1,195 sqft

Single Family on 2.31 Acres

Ranfurly, Ranfurly, AB

2.31 acres situated in the Hamlet of Ranfurly with direct access to Elizabeth Lake. This well cared for and updated 1,194 sq ft home features plenty of natural light along with beautiful views. An open concept kitchen, living room and dining area lead to the 4 bedrooms and the 5 pc bathroom. Updates include new shingles, slate and laminate flooring, updated bathroom with soaker tub, new furnace and hot water tank, certified wood stove and electric fireplace, new cistern and so much more. Outside one will marvel at the views and can enjoy a nice warm coffee on one of the two decks. Property is fenced for horses and the adjoining two lots A & C are included with this property.

Built in 1979

### Essential Information

MLS® #	E4428607
Price	\$235,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,195
Acres	2.31
Year Built	1979
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4715 49 Avenue
Area	Ranfurly
Subdivision	Ranfurly
City	Ranfurly
County	ALBERTA
Province	AB
Postal Code	T0B 3T0

### Amenities

Amenities	Crawl Space, Deck, R.V. Storage
Parking	2 Outdoor Stalls, RV Parking
Is Waterfront	Yes

### Interior

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Conditioner, See Remarks
Heating	Forced Air-1, Natural Gas, Wood
Stories	1
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood, Composition
Exterior Features	Backs Onto Lake, Fenced, Fruit Trees/Shrubs, Lake Access Property, View Lake
Lot Description	2.31 acres
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 2nd, 2025
Days on Market	17
Zoning	Zone 60

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