

# \$224,900 - 4608 & 4610 49th Avenue, Dewberry

MLS® #A2184450

**\$224,900**

5 Bedroom, 2.00 Bathroom, 778 sqft

Residential on 1.00 Acres

Dewberry, Dewberry, Alberta

Investment Property 2 Homes on 1 Acre of Land for Sale!

Are you looking for a unique investment opportunity or a spacious living arrangement for extended family? Look no further! We present to you two cozy homes situated on a sprawling 1-acre property.

**\*Each Home Features:\***

- total of 4 plus 2 bedrooms with ample natural light
- 2 bathroom upstairs for convenience
- Open living areas and kitchen, ideal for entertaining
- 1 acre of land, offering plenty of space for outdoor activities, gardening, or simply enjoying nature
- Two separate homes, providing flexibility for rental income, multi-generational living, or personal use
- Quiet, rural setting with easy access to nearby amenities

Contact us today to schedule a viewing and make this unique property yours!

Built in 1958

## Essential Information

MLS® #	A2184450
Price	\$224,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	778
Acres	1.00
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4608 & 4610 49th Avenue
Subdivision	Dewberry
City	Dewberry
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 1G0

### Amenities

Parking Spaces	6
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Dog Run, Fire Pit, Other, Storage
Lot Description	Back Yard, Landscaped, Fruit Trees/Shrub(s), Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	December 23rd, 2024
Days on Market	146

Zoning R1

## Listing Details

Listing Office eXp Realty (Lloyd)

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