

WELCOME TO
5603 50 A AVENUE
\$639,900

6773

SHANE CLARK
CELL 867.446.4663



ROOM SIZES

Living Room 14.3 X 15.5	Dining 10.11 X 11.2	Kitchen 11.4 X 13.3			BATHS 1-3pc, 1-4pc
Primary Bedroom 10.5 X 16.4	Bedroom 10.11 X 10.11	Bedroom 12.1 X 17.4			Storage In Laundry Room
In-Law Room 23.10 X 18	Kitchenette 5.8 X 8.7	Laundry/Utility/Storage 11.1 X 23.10		Make: Model: Serial #:	Basement Full
					Foyer / Entry
					Deck Rear

HEAT

INSULATION

BUILDING

LOT

Type F/A OIL	Ceiling: R 40	Sq. Ft. 1093 + Basement	Lot Size 6325
Annual Cost Tenant Pays	Walls: R 12	Age 1970	Garage
Litres Over Last 12 Mo. 3600 L Estimate	Floor: R	Lot 12	Parking Single Concrete
	Skirting: R	Block 104	
		Plan 483	
		Unit	

SPECIAL FEATURES /FURNISHINGS:

POPULAR LOCATION!

This centrally located home on a mature street just outside of the downtown core has many advantages, 5 mins walk to downtown, two K-grade 5 schools, Frame Lake trails and Avens campus. The home is 2X everything. On both levels, two smaller bedrooms were expanded to 1 plus there is still a 3rd bedroom. AND, the upper level features a kitchen upgrade complete with maple shaker style cabinets, central energized island, hardwood flooring and a dining area with walk out garden doors to an sunny deck and maintenance free rockspace back yard. The lower level has a 2nd kitchen-ette with large inlaw room with full bathroom. There's a large utility room with laundry, storage and easy access to hot water tank(2024) and upgraded Granby Conforto forced air furnace. PVC windows, three sheds in the back yard with one fully insulated and wood paneling interior. Custom blinds with top down function complement the upper level rooms allowing light and keeping privacy. This home is elevated above the street with an alcove parking spot and stairs to atop the rock into the home. The backyard is fully fenced for dogs, Showings start JUNE 22. Possession in August.

Price includes: Fridge x 2, Stove, Dishwasher, White Washer/Dryer Set, Blinds, 3 Sheds.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$3144.40 2026

Tenure Fee Simple

Fees

Area DOWNTOWN

