

# \$135,000 - 4906 47 Street, Wanham

MLS® #A2202118

**\$135,000**

4 Bedroom, 1.00 Bathroom, 1,200 sqft

Residential on 0.45 Acres

NONE, Wanham, Alberta

This amazing homes rests on 3 large lots in the quiet neighborhood of Wanham. You have raised garden boxes, green house, mature trees, deck, and double garage. The Main floor is 1200 sf, and the upstairs is 429.79 sf. This is not included in the RMS because it is only 6ft 10 inches high, and must be 7 ft high to be included. It does however give you a lot more great living space. You have a great kitchen open to huge family room. It has tonnes of cupboards, and counters and is wide open. The main floor boasts 2 good size bedrooms and upstairs you have 2 more, and a room that is not quite finished. There have been extensive upgrades in the past few years, including most windows, flooring, and paint, and beautiful new bathroom. This lovely character home is ready for you, and priced to sell. Call to view today!

Built in 1970

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2202118  |
| Price          | \$135,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,200     |
| Acres          | 0.45      |
| Year Built     | 1970      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | 1 and Half Storey |
| Status   | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4906 47 Street     |
| Subdivision | NONE               |
| City        | Wanham             |
| County      | Birch Hills County |
| Province    | Alberta            |
| Postal Code | T0H 3P0            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks                                |
| Appliances        | Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                 |
| Cooling           | None                                       |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished                        |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description   | Corner Lot           |
| Roof              | Asphalt Shingle      |
| Construction      | Glass, Wood Frame    |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 121              |
| Zoning         | res              |

### Listing Details

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.