

# \$230,000 - 4725 54 Street, Mayerthorpe

MLS® #A2223536

**\$230,000**

2 Bedroom, 1.00 Bathroom, 856 sqft

Residential on 0.16 Acres

NONE, Mayerthorpe, Alberta

COMPLETELY RENOVATED home. Looking to purchase your first home ? Downsize ? or get into the rental market ? You can move into this home knowing you won't need to do any work but just bring your things. There has been a total transformation with the home being rebuilt from the studs up. New R22 insulation in walls and R60 in the attic, all new windows, doors, electrical, plumbing and more.

You are welcomed by a good sized mudroom with custom coat closet with barn doors and built ins. The laundry room is nestled just off to the right. There's a stackable washer/dryer and great counter space and storage. The kitchen has a gas stove, beautiful farmhouse sink and modern white cabinets with custom touches. Larger drawers, and pullouts will make the life of the chef in your home much easier. Attention to detail continues through to the 4 pc bathroom where space and functionality was well thought out. Extra lighting, electrical outlets and towel warmer were added. You will find 2 bedrooms, with the master tucked away at the front of the property, and with another custom closet you will have ample storage. Natural light shines through the entire home, but the sun fills the living room with the 2 large corner windows. The 7000sqft lot is perfect. There is on street parking and parking available in the back for vehicles. The yard is fully fenced with a custom gate to bring in the RV and other toys. Harvest your own veggies in the 8x12' greenhouse and enjoy fires with



friends around the fire pit. Enjoy extended living and open the door to the 16x16â€™™ shed. Set up to use all year long with power, heat and ideal for entertaining and keeping the mess out the house. The 14x20â€™™ garage is heated and equipped with shelving and has newer 35 year fiberglass shingles. Find not one but two 220 amp outlets at this property; one on the home and one the shed. An easy set up for a EV charger to be installed. This home has been restored and updated with modern touches, but keeping some of the original charm. With key touches like door handles, wood to create accent walls and arches. The at most care and thought went into to designing the This home is one that must be seen in person to appreciate. All appliances are included as well other furnishings can be negotiated as well.

Built in 1953

**Essential Information**

MLS® #	A2223536
Price	\$230,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	856
Acres	0.16
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4725 54 Street
Subdivision	NONE
City	Mayerthorpe

County	Lac Ste. Anne County
Province	Alberta
Postal Code	T0E 1N0

### Amenities

Parking Spaces	5
Parking	220 Volt Wiring, Additional Parking, Double Garage Detached, Off Street, Parking Pad, RV Access/Parking, Garage Faces Rear
# of Garages	1

### Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home
Appliances	Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	None, Crawl Space

### Exterior

Exterior Features	Fire Pit, RV Hookup
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s)
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	15
Zoning	R1

### Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.