

# \$9,999 - 5262 49 Street, Mayerthorpe

MLS® #A2234380

**\$9,999**

2 Bedroom, 1.00 Bathroom, 767 sqft

Residential on 0.01 Acres

NONE, Mayerthorpe, Alberta

Opportunity knocks with this 2-bedroom, 1-bath home, perfect for those looking to roll up their sleeves and create something special. Whether you're a first-time buyer with a vision or an investor hunting for your next project, this property is full of potential.

The home is being sold as is and requires substantial updates, but the possibilities are endless. Renovate the existing structure or take advantage of the option to remove it and place a brand-new modular home on the lot. The choice is yours!

Set on a manageable lot in a quiet area, this property is a great chance to get into the market or expand your portfolio. Bring your ideas and unlock the value!

Built in 1940

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2234380    |
| Price          | \$9,999     |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 767         |
| Acres          | 0.01        |
| Year Built     | 1940        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5262 49 Street       |
| Subdivision | NONE                 |
| City        | Mayerthorpe          |
| County      | Lac Ste. Anne County |
| Province    | Alberta              |
| Postal Code | T0E 1N0              |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | See Remarks |
| Heating           | See Remarks |
| Cooling           | None        |
| Basement          | None        |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Lawn, Rectangular Lot, Cleared |
| Roof              | Asphalt   |
| Construction      | Wood Siding   |
| Foundation        | Block   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 21              |
| Zoning         | RMHS            |

## Listing Details

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

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