

## \$179,000 - 4740 50 Avenue, Clyde

MLS® #E4432949

**\$179,000**

2 Bedroom, 2.00 Bathroom, 898 sqft

Single Family on 0.00 Acres

Clyde, Clyde, AB

So many upgrades in this 2 bed, 2 bath home on 2 lots. Under trailer: new belly insulation along w/some plumbing & electrical work done here. New skirting around base of trailer. New deck west side & BIG, covered deck on east. Enter an enclosed porch w/new window & plenty of storage (not heated but can be). New paint & flooring thru' out! Some new windows. Primary bdrm at one end w/big 3-pce ensuite bath w/new toilet. Laundry w/front-load machines in hall. Open kitchen & living room w/4 new windows & new garden doors to covered deck, new flooring, counters, dishwasher, lighting, new exterior door, etc. Main bath w/new tub & shower, new toilet. The 2nd bdrm has built in drawers, large closet, is bright & spacious & has a door to main bath. 28'X26' garage has an overhead door, insulated & lined, built-in storage & includes a wood-burning stove. This yard is two lots combined into one and it's huge w/lots of trees, private areas, storage sheds, firepit, flower areas & is less than a block to a playground.

Built in 1976

### Essential Information

MLS® # E4432949

Price \$179,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 898                    |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4740 50 Avenue |
| Area        | Clyde          |
| Subdivision | Clyde          |
| City        | Clyde          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0G 0P0        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Fire Pit, No Animal Home, No Smoking Home, Vinyl Windows    |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, Front Drive Access, Insulated, Over Sized |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Freestanding   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Metal   |
| Exterior Features | Back Lane, Fruit Trees/Shrubs, Landscaped, Playground Nearby, |

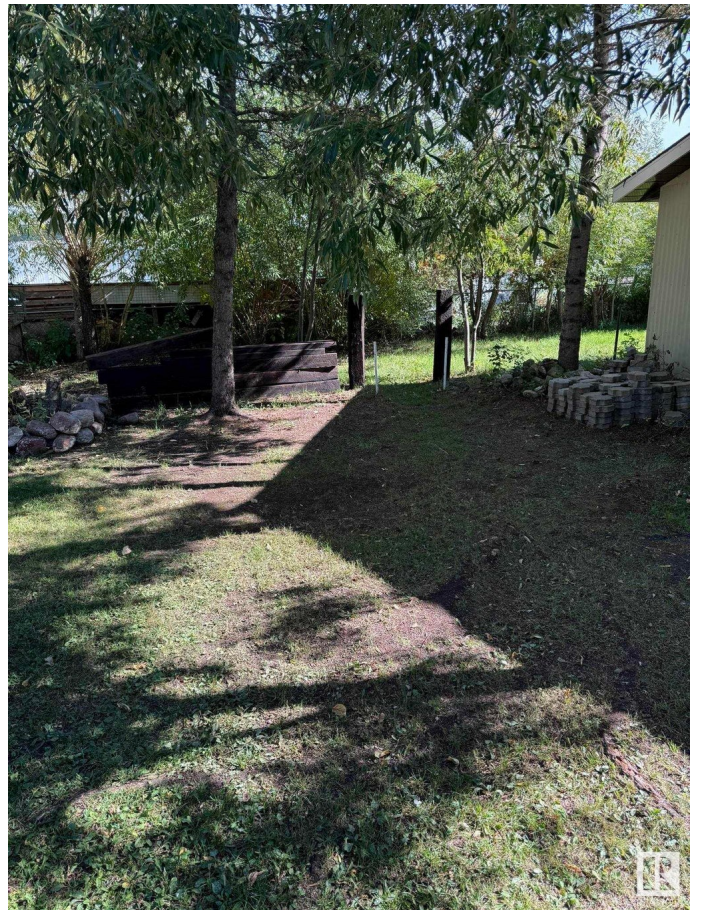
|              |                    |
|--------------|--------------------|
|              | Schools, Treed Lot |
| Roof         | Metal              |
| Construction | Metal              |
| Foundation   | Block              |

### School Information

|            |            |
|------------|------------|
| Elementary | Clyde      |
| Middle     | RF Staples |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 60          |



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Listing information last updated on May 2nd, 2025 at 10:17am MDT