

## **\$89,000 - 5117 48 Street, Elk Point**

MLS® #E4437712

**\$89,000**

2 Bedroom, 1.00 Bathroom, 888 sqft

Single Family on 0.00 Acres

Elk Point, Elk Point, AB

A RARE OPPORTUNITY to own this charming property - a former church, now used as a residence, with character throughout! This 888 sq.ft gem is situated on a huge 100' x 165' Commercial lot with room for a shop or large garage. The home features 2 bedrooms + office and an open concept kitchen/living/dining room. The basement includes 1 bedroom, laundry, storage and utilities. With upgrades such as 100 amp electrical, newer hot water heater and vinyl siding, this property is sure to please. The home features a wrap-around wood deck which serves as an extension of the living space. The current garage serves as space for 1 smaller vehicle or secure storage. With access from both front and back this property lends itself to large vehicles and RV's. AFFORDABLE INVESTMENT OPPORTUNITY with MANY OPTIONS!

Built in 1925

### **Essential Information**

|                |          |
|----------------|----------|
| MLS® #         | E4437712 |
| Price          | \$89,000 |
| Bedrooms       | 2        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 888      |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1925                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Raised Bungalow        |
| Status     | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5117 48 Street |
| Area        | Elk Point      |
| Subdivision | Elk Point      |
| City        | Elk Point      |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 1A0        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Deck, Hot Water Natural Gas, See Remarks |
| Parking Spaces | 3  |
| Parking        | Single Indoor                            |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished                                 |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                                  |
| Exterior Features | Back Lane, Partially Landscaped, See Remarks |
| Lot Description   | 100 x 165'                                   |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Vinyl                                  |
| Foundation        | Concrete Perimeter                           |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Elk Point Elementary  |
| Middle     | FG Miller Jr./Sr High |

High FG Miller Jr/Sr High

### **Additional Information**

Date Listed May 21st, 2025

Days on Market 74

Zoning Zone 60

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Listing information last updated on August 3rd, 2025 at 8:47am MDT