

# \$189,999 - 5116 50 Street, Girouxville

MLS® #A2214094

**\$189,999**

4 Bedroom, 2.00 Bathroom, 1,196 sqft

Residential on 0.14 Acres

NONE, Girouxville, Alberta

Welcome to this spacious and inviting 4-bedroom, 2-bathroom home nestled in the quiet community of Girouxville. Featuring a bright and airy floor plan, this home is ideal for growing families or first-time buyers looking for comfort, space, and functionality. Step into the sunlit living room, perfect for cozy nights or entertaining guests, and enjoy the large kitchen with ample cabinetry and a dedicated dining area. A patio door off the dining space leads directly to the back deck and a fully fenced backyard great for kids, pets, or summer barbecues. The main floor boasts a generously sized primary bedroom, a 4-piece bathroom, and an additional bedroom. Downstairs, you'll find a large rec room with the ultimate flexibility, whether a playroom, gym, home office, or basement living room. Two more spacious bedrooms, a 3-piece bathroom, and a large laundry room provide all the room you need. Enjoy the convenience of a concrete parking pad, a handy storage shed, alleyway access, and a secure backyard for outdoor fun. Don't miss your chance to own this fantastic home, book your showing today!

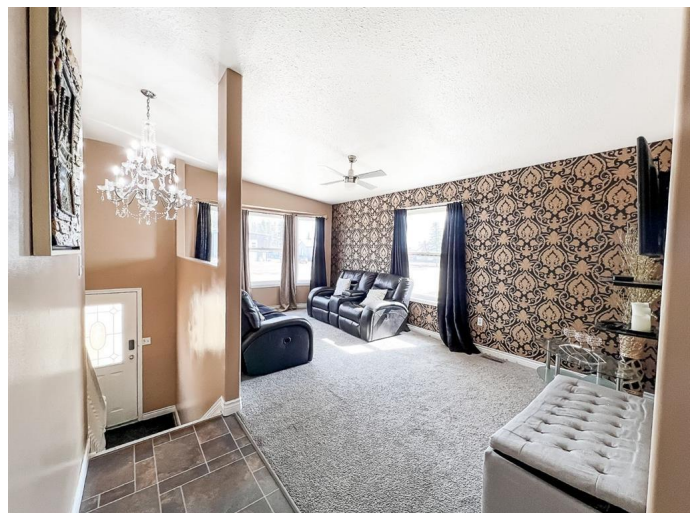
Built in 1996

## Essential Information

MLS® # A2214094

Price \$189,999

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,196       |
| Acres          | 0.14        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 5116 50 Street               |
| Subdivision | NONE                         |
| City        | Girouxville                  |
| County      | Smoky River No. 130, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0H 1S0                      |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Parking Pad, Concrete Driveway |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                   |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Storage                                                    |
| Lot Description   | Back Yard, Low Maintenance Landscape, Back Lane, Few Trees |
| Roof              | Asphalt Shingle                                            |
| Construction      | Vinyl Siding                                               |
| Foundation        | Poured Concrete                                            |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 23rd, 2025 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 128 |
| Zoning         | R   |

**Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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