

Courtesy Of Linda M Getzlaf Of RE/MAX Real Estate

## **\$199,900 - 5024 46 Street, Legal**

MLS® #E4453810

**\$199,900**

1 Bedroom, 1.00 Bathroom, 544 sqft

Single Family on 0.00 Acres

Legal, Legal, AB

COZY 1 BED, 1 BATH BUNGALOW ON A LARGE CORNER LOT! This charming 610 sq ft cottage-style bungalow is ideal for a single person or a couple. This lovely home features a 3-season room, spacious kitchen with a good amount of white cabinets and countertops, stylish backsplash wallpaper and a comfortable dining and living room area with loads windows and tons of natural light. Primary bedroom has a good amount of space and built in storage with a double closet. The 4-piece bathroom includes updated flooring, a soaker bathtub and tub surround with the laundry room just outside. The home also highlights hardwood flooring, appliances. Outdoors features a large deck, fully fenced park like yard with gardens, fountain with stream, berry bushes, fruit trees and loads of perennials. This little gem also boasts ample parking, a soft-covered vehicle enclosure, 2 sheds for extra storage space. This corner lot has plenty of room for a garage. The mature landscape gives this home fantastic curb appeal. Come see it today.

Built in 1940

### **Essential Information**

MLS® # E4453810

Price \$199,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	544
Acres	0.00
Year Built	1940
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5024 46 Street
Area	Legal
Subdivision	Legal
City	Legal
County	ALBERTA
Province	AB
Postal Code	T0G 1L0

### **Amenities**

Amenities	Fire Pit
Parking	Front Drive Access

### **Interior**

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-2, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary            Legal School

**Additional Information**

Date Listed            August 20th, 2025

Days on Market      3

Zoning                Zone 61

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