

# \$109,900 - 5044 50 Street, Islay

MLS® #A2062733

**\$109,900**

4 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.30 Acres

Islay, Islay, Alberta

Affordable Bi-Level Home on Double Lot in Islay, AB | Ideal for Families or First-Time Buyers!

Welcome to Islay, a quiet and welcoming hamlet just 20 minutes from Vermilion or Kitscoty. This bi-level home offers over 1,100 sq ft of living space across three levels, sitting on a spacious double lot with plenty of room to grow.

Property Highlights: 3 spacious bedrooms on the upper level—ideal for families or those looking to downsize;

Bright, eat-in kitchen and a large, sun-filled living room; Fully fenced backyard with two storage sheds, a garden area, and a fire pit—perfect for kids, pets, and outdoor entertaining. Ample parking space with RV parking and room to build a garage or workshop. Lower level includes a large family room, 3-piece bathroom, laundry area, and a flex space that could serve as a 4th bedroom, office, or gym.

Enjoy small-town living with the convenience of school bus service and easy access to nearby amenities.

This property is perfect for first-time home buyers, young families, or retirees seeking affordability, space, and community charm. Don't miss your chance—book a showing today!



Built in 1982

## Essential Information

MLS® #	A2062733
Price	\$109,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.30
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	5044 50 Street
Subdivision	Islay
City	Islay
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2J0

## Amenities

Parking Spaces	4
Parking	Off Street, RV Access/Parking

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Electric Stove, Refrigerator, Range Hood, Washer/Dryer
Heating	Boiler
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn
Roof	Asphalt Shingle
Construction	Mixed, Stucco

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 3rd, 2023

Days on Market              682

Zoning                         Residential Imp

### **Listing Details**

Listing Office                RE/MAX PRAIRIE REALTY

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