

# \$135,000 - 4906 47 Street, Wanham

MLS® #A2202118

**\$135,000**

4 Bedroom, 1.00 Bathroom, 1,200 sqft  
Residential on 0.45 Acres

NONE, Wanham, Alberta

This amazing homes rests on 3 large lots in the quiet neighborhood of Wanham. You have raised garden boxes, green house, mature trees, deck, and double garage. The Main floor is 1200 sf, and the upstairs is 429.79 sf. This is not included in the RMS because it is only 6ft 10 inches high, and must be 7 ft high to be included. It does however give you a lot more great living space. You have a great kitchen open to huge family room. It has tonnes of cupboards, and counters and is wide open. The main floor boasts 2 good size bedrooms and upstairs you have 2 more, and a room that is not quite finished. There have been extensive upgrades in the past few years, including most windows, flooring, and paint, and beautiful new bathroom. This lovely character home is ready for you, and priced to sell. Call to view today!

Built in 1970

## Essential Information

MLS® #	A2202118
Price	\$135,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,200
Acres	0.45
Year Built	1970



Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	4906 47 Street
Subdivision	NONE
City	Wanham
County	Birch Hills County
Province	Alberta
Postal Code	T0H 3P0

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Glass
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	37
Zoning	res

### **Listing Details**

Listing Office

Sutton Group Grande Prairie Professionals

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