

# \$450,000 - 5114 49 Ave, Robb

MLS® #A2136267

**\$450,000**

7 Bedroom, 5.00 Bathroom, 3,334 sqft

Residential on 0.27 Acres

NONE, Robb, Alberta

Very unique floor plan!! This large family home has a total of 7 bedrooms and 5 bathrooms - room for everyone! The homes features include two upper floor bedrooms each boasting their own private 4 pc bathrooms, a totally wheel chair accessible bedroom and 3 pc bath are located on the lowest level, 2 kitchens, 2 family/rec rooms each with its own wood burning stove...and the list goes on. Situated on high ground in Robb, Alberta to offer maximum exposure and incredible mountain views, this property can be split into 2 rental units or operated as a Bed & Breakfast. Bed & Breakfast is generating income of up to \$7000/month. You don't want to miss your opportunity to own this great property!!

Built in 1990

## Essential Information

MLS® #	A2136267
Price	\$450,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	3,334
Acres	0.27
Year Built	1990
Type	Residential
Sub-Type	Detached



Style	Split Level
Status	Active

### Community Information

Address	5114 49 Ave
Subdivision	NONE
City	Robb
County	Yellowhead County
Province	Alberta
Postal Code	T0E 1X0

### Amenities

Amenities	Workshop
Utilities	Electricity Available, Natural Gas Available, Phone Available
Parking	Off Street, Stall

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Asbestos
Foundation	Poured Concrete

### Additional Information

Date Listed	May 28th, 2024
Days on Market	437
Zoning	HR (R)

**Listing Details**

Listing Office                    ROYAL LEPAGE EDSON REAL ESTATE

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