

\$319,000 - 4317 47 Avenue, Mayerthorpe

MLS® #A2260411

\$319,000

4 Bedroom, 3.00 Bathroom, 1,326 sqft

Residential on 0.16 Acres

NONE, Mayerthorpe, Alberta

Welcome to this beautifully maintained family home in a sought-after neighborhood, just steps from the elementary school, parks, and local amenities. Offering 4 spacious bedrooms and 3 bathrooms, this home blends comfort and function for the whole family.

The large kitchen overlooks the backyard and features updated stainless steel appliances, a stunning backsplash, solid wood cabinets, a pantry, and plenty of counter space for cooking and gathering.

The upper level of this home features three comfortable bedrooms, including a spacious primary suite. The primary bedroom boasts a recently renovated 3-piece ensuite with a tall walk-in shower, plus a full walk-in closet for plenty of storage. A well-appointed main bathroom completes this level.

On the third level, a bright and inviting family room with a cozy wood-burning fireplace is perfect for relaxing evenings. This level also includes a convenient laundry area combined with a half bath. The spacious 4th bedroom is here. The lower level is currently set up as a home gym, with additional space that includes a cold room and extra storage.

Warmth and efficiency are ensured with a boiler-heated, in-floor heating system throughout the home.

Outside, the private backyard is fully fenced with attractive wood fencing and includes



storage sheds plus a charming gazebo on the south side, ideal for outdoor entertaining.

Built in 1988

Essential Information

MLS® #	A2260411
Price	\$319,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,326
Acres	0.16
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	4317 47 Avenue
Subdivision	NONE
City	Mayerthorpe
County	Lac Ste. Anne County
Province	Alberta
Postal Code	T0E 1N0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Refrigerator, ENERGY STAR Qualified Dryer
Heating	In Floor, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Factory Built
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Storage, Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn, Private, Yard Lights
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2025
Days on Market	4
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY
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