

# \$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              674

Zoning                        Residential Imp

### **Listing Details**

Listing Office                RE/MAX PRAIRIE REALTY

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