# \$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 505

Zoning HR (R)

# **Listing Details**

Listing Office ROYAL LEPAGE EDSON REAL ESTATE

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