

## \$199,900 - 5024 46 Street, Legal

MLS® #E4453810

**\$199,900**

1 Bedroom, 1.00 Bathroom, 544 sqft

Single Family on 0.00 Acres

Legal, Legal, AB

COZY 1 BED, 1 BATH BUNGALOW ON A LARGE CORNER LOT! This charming 610 sq ft cottage-style bungalow is ideal for a single person or a couple. This lovely home features a 3-season room, spacious kitchen with a good amount of white cabinets and countertops, stylish backsplash wallpaper and a comfortable dining and living room area with loads windows and tons of natural light. Primary bedroom has a good amount of space and built in storage with a double closet. The 4-piece bathroom includes updated flooring, a soaker bathtub and tub surround with the laundry room just outside. The home also highlights hardwood flooring, appliances. Outdoors features a large deck, fully fenced park like yard with gardens, fountain with stream, berry bushes, fruit trees and loads of perennials. This little gem also boasts ample parking, a soft-covered vehicle enclosure, 2 sheds for extra storage space. This corner lot has plenty of room for a garage. The mature landscape gives this home fantastic curb appeal. Come see it today.

Built in 1940

### Essential Information

MLS® # E4453810

Price \$199,900



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$20                   |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 544                    |
| Acres          | 0.00                   |
| Year Built     | 1940                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5024 46 Street |
| Area        | Legal          |
| Subdivision | Legal          |
| City        | Legal          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0G 1L0        |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | Fire Pit           |
| Parking   | Front Drive Access |

### Interior

|              |                                                                                          |
|--------------|------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-2, Natural Gas                                                                |
| Stories      | 1                                                                                        |
| Has Basement | Yes                                                                                      |
| Basement     | None, No Basement                                                                        |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Vinyl                                       |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Vinyl                                       |
| Foundation        | Concrete Perimeter                                |

**School Information**

Elementary                Legal School

**Additional Information**

Date Listed                August 20th, 2025

Days on Market        57

Zoning                    Zone 61

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