

Courtesy Of Ryan P Dutka Of RE/MAX River City

## \$439,900 - 4706 48 Street, Legal

MLS® #E4428028

**\$439,900**

4 Bedroom, 3.00 Bathroom, 1,432 sqft  
Single Family on 0.00 Acres

Legal, Legal, AB

Mint Bungalow w/ a rare **OVERSIZED, TRIPLE ATTACHED** garage! Located on a **QUIET** street tucked into the community this home will impress! **GREAT** curb appeal w/an **AGGREGATE** driveway, a one of a kind garage door w/ retractable **SUPER SCREEN** making it a faux sun-room in Spring, Summer & Fall! Inside is clean & **BRIGHT** w/ a **VAULTED** ceiling to open up the space. **HARDWOOD & LVP** floors invite you in. The large **ISLAND KITCHEN** is a delight w/ **MODERN** counter tops, back splash **TILE & UPGRADED** appliances. 2 bedrooms include a Primary w/ a 3 pc ensuite, sizeable **LAUNDRY ROOM**, 2nd bedroom & a full 4 pc bath. **BASE-MINT!** Fully finished w/ 2 sizeable bedrooms, a den, 3 pc bath & **REC ROOM** w/ a cozy **GAS FIREPLACE**, perfect for movie nights! Garage is a **HEATED** w/ floor drain, 220v **WIRING**, work bench & pass through to the rear yard w/ dbl doors, the cleanest garage in town! The **DECK IS HUGE**, has **DURA DECK** covering & the yard has **VINYL FENCING** on 2 sides. Class with distinction, **METICULOUS** in every way, see it youâ€™<sup>TM</sup> LOVE this place!

Built in 1993

### Essential Information

MLS® #

E4428028



Price	\$439,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,432
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4706 48 Street
Area	Legal
Subdivision	Legal
City	Legal
County	ALBERTA
Province	AB
Postal Code	T0G 1L0

### **Amenities**

Amenities	Deck, Exterior Walls- 2"x6", R.V. Storage, Vinyl Windows
Parking Spaces	6
Parking	220 Volt Wiring, Heated, Insulated, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 14

Zoning Zone 61

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Listing information last updated on April 11th, 2025 at 5:04am MDT