

# \$450,000 - 5114 49 Ave, Robb

MLS® #A2136267

## \$450,000

7 Bedroom, 5.00 Bathroom, 3,334 sqft

Residential on 0.27 Acres

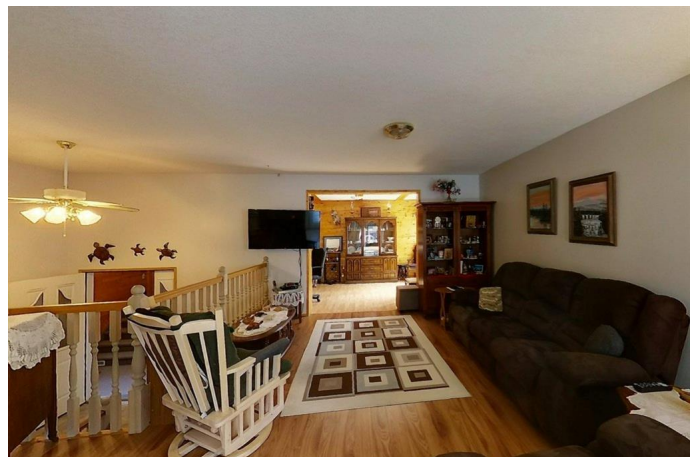
NONE, Robb, Alberta

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, Refrigerator, Range Hood, Stove(s), Window Coverings |
| Heating           | Forced Air, Natural Gas                                          |
| Cooling           | None                                                             |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 2                                                                |
| Fireplaces        | Wood Burning                                                     |
| Has Basement      | Yes                                                              |
| Basement          | Full                                                             |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                 |
| Lot Description   | Backs on to Park/Green Space, Back Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Asbestos, Wood Frame                                                                                 |
| Foundation        | Poured Concrete                                                                                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2024 |
| Days on Market | 522            |
| Zoning         | HR (R)         |

**Listing Details**

Listing Office                      ROYAL LEPAGE EDSON REAL ESTATE

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