

**4922 46 Street  
Bentley, Alberta**

**MLS # A2286229**



**\$299,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Storage		

**Inclusions:** .

Grandma and Grandpa's house is ready for its next chapter. Built in 1961 and lovingly maintained by its original owners, this charming home sits on a large double lot in the welcoming community of Bentley. Offering three bedrooms on the main floor, a spacious living room, functional kitchen, and new vinyl windows upstairs, it blends timeless character with everyday comfort. A fully developed basement add incredible versatility, featuring a small canning kitchen in the laundry room. Rec room, Bonus room, Den And a 3pc Bathroom. Outside features a detached single garage, storage sheds, and a root cellar &mdash; perfect for those who appreciate a little country charm. Close to schools and parks, this is a wonderful place to put down roots and create memories of your own.