

5132 49 Avenue  
Onoway, Alberta

MLS # A2309243



**\$299,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Garden, Low Maintenance Landscape		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan

**Inclusions:** N/A

Welcome to this bright and inviting home in the friendly community of Onoway, just one hour from Edmonton. With a smart layout, great natural light, and plenty of functional space, this property is an ideal fit for families, first-time buyers, or anyone looking for peaceful small-town living. Facing south, the home features a beautiful picture window in the living room that fills the main floor with sunshine. The open kitchen and living room create a warm, connected space that feels airy and welcoming. Upstairs you'll find two bedrooms, including a huge primary suite with two generous closets. The mostly finished basement offers exceptional extra living space with a large second family room, a great-sized third bedroom, a bonus room perfect for storage or hobbies, and a spacious laundry/utility room. Outside, enjoy a big, fully fenced backyard with a nice deck—ideal for relaxing, entertaining, or letting pets and kids play. An oversized single attached garage adds convenience and extra storage. A comfortable, well-kept home in a wonderful small town—move-in ready and easy to love.