

## **\$319,900 - 70 54569 Rge Road 215, Josephburg**

MLS® #E4439055

**\$319,900**

2 Bedroom, 1.00 Bathroom, 957 sqft

Single Family on 0.00 Acres

Josephburg, Josephburg, AB

Amazing opportunity to live in the charming town of Josephburg, just minutes from Fort Saskatchewan. This cozy bungalow features 2 bedrooms and 1 bathroom, offering a spacious living room with a gas fireplace and a peekaboo window that opens to the kitchen and dining area. With many built-ins throughout, this home combines comfort with functionality. Amazing hardwood floors throughout. Crawl space with access to furnace, hot water tank and underneath house. Major updates include; electrical, shingles and furnace, and some appliances. The property has a mechanics dream garage—an oversized double garage with 220 for a welder—ideal for workshop. Enjoy outdoor living on the spacious deck with a custom-built gazebo, large yard with; fire pit, garden beds and raised boxes and room for a trampoline. Great amenities nearby, including a senior centre and Moyer Rec Centre known for tennis court, ball diamond, ice rink and arena. Don't miss your chance to make Josephburg your new home, where community awaits!

Built in 1959

### **Essential Information**

MLS® # E4439055

Price \$319,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	957
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	70 54569 Rge Road 215
Area	Josephburg
Subdivision	Josephburg
City	Josephburg
County	ALBERTA
Province	AB
Postal Code	T8L 4B9

### **Amenities**

Amenities	Closet Organizers, Crawl Space, Deck, Fire Pit, Gazebo, Wall Unit-Built-In
Parking Spaces	4
Parking	Double Garage Detached, Heated, Insulated, Over Sized, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Oak Surround
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, See

	Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	77
Zoning	Zone 60

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