

## \$229,950 - 4912 48 Street, Ardmore

MLS® #E4443747

**\$229,950**

3 Bedroom, 2.00 Bathroom, 1,528 sqft  
Single Family on 0.00 Acres

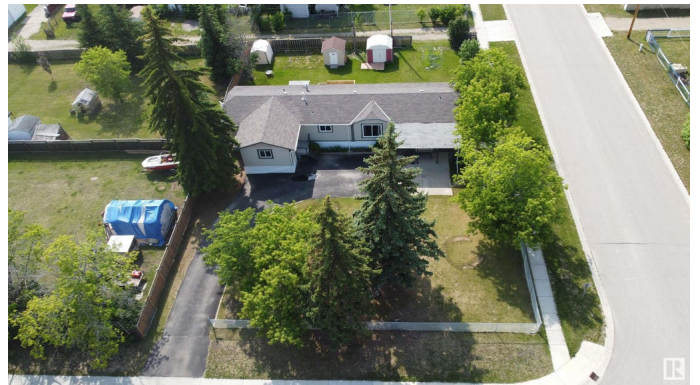
Ardmore, Ardmore, AB

This is an Ardmore beauty! This unique floorplan solves the entire families space needs! Set on a corner lot with mature trees and landscape and across from the north yard of Ardmore school. This quality 2007 Manufactured Home boasts 3 bedrooms but the master, not only has an ensuite bath and walk-in closet, but an adjoining nursery or office area with a second huge closet. The 200 sq.ft addition is not heated so is not included in the total sq footage listed, but it is finished and serves as a mini man cave! It offers a media area and a tool/work area. Add a portable heat source and it will satisfy his needs all year round! The corner pantry kitchen comes with a gas stove and fridge. Exterior decks for both sunrise and sunsets. The yard is one gate short of fully fenced and includes multiple sheds for storage. Lots of room for a front or rear garage. Completion of Local Improvement Tax portion for Cold Lake water reduces the tax amount at the end of 2026 by \$274.

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4443747  |
| Price     | \$229,950 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,528                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4912 48 Street |
| Area        | Ardmore        |
| Subdivision | Ardmore        |
| City        | Ardmore        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9N 0B0        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, R.V. Storage                          |
| Parking   | Front Drive Access, Front/Rear Drive Access |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                                     |
| Appliances        | Dryer, Refrigerator, Storage Shed, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                            |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement                                    |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Playground Nearby, Treed Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Piling   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 19th, 2025 |
|-------------|-----------------|

Days on Market 15

Zoning Zone 60

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Listing information last updated on July 4th, 2025 at 1:47pm MDT