

## \$224,800 - 4723 47 Street, Legal

MLS® #E4443326

**\$224,800**

4 Bedroom, 1.50 Bathroom, 1,516 sqft

Single Family on 0.00 Acres

Legal, Legal, AB

Welcome home to this charming property in Legal - where small-town living meets big value. With affordable ownership that costs less than renting, this is the perfect opportunity to put down roots in a community where neighbours still wave & kids can walk to the park. Set on a huge lot, this character-filled home offers space, comfort & heart. The main floor features a cozy bedroom, a large kitchen where family meals & memories are made, a welcoming living room, bright dining space & a full 4-piece bath. Upstairs, you'll find 3 more bedrooms, convenient 2-pce bath, & a loft area filled with natural light - ideal for a reading nook, playroom, or creative corner. The unfinished basement provides excellent storage. Step outside & you'll find a peaceful yard just a few steps from a playground - within sight, so you can relax while the kids play. Tucked into a quiet corner of town, this location offers the kind of calm that's hard to come by - where evenings are quiet & stars still shine! Don't miss out!

Built in 1925

### Essential Information

MLS® # E4443326

Price \$224,800

Bedrooms 4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,516
Acres	0.00
Year Built	1925
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4723 47 Street
Area	Legal
Subdivision	Legal
City	Legal
County	ALBERTA
Province	AB
Postal Code	T0G 1L0

### **Amenities**

Amenities	See Remarks
Parking	No Garage

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Legal School
Middle	Ecole Citadelle
High	Morinville Community High

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	9
Zoning	Zone 61

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