



**4907 50 Street , Islay, Alberta - \$167,700**



Main Photo

## Property Description

This well-maintained and move-in-ready 1,520 sq ft home, built in 2014, is situated on a spacious 50' x 132' lot in the quiet and welcoming community of Islay, Alberta—just minutes from Highway 16 for easy access to Vermilion, Lloydminster, and beyond. Offering 4 comfortable bedrooms and 2 full bathrooms, this home is ideal for families, retirees, or first-time buyers seeking affordable living in a peaceful rural setting. The master suite occupies the west side of the home with a massive bedroom, walk in closet, vanity area, and full ensuite. Pride of ownership is evident throughout, with the thoughtful update of newer insulation and perimeter skirting that enhance both comfort and efficiency year-round. The home sits solidly on welded-on piles, permanently affixed to the property, providing peace of mind for years to come. Inside,



you'll find a bright, functional layout with plenty of living space, and all appliances are included—making the transition seamless for the next owner. A generous 100 square foot shed offers additional storage, and the lot provides room for gardening, recreation, or future development such as a garage or workshop. Low annual taxes of just \$1,870.22, paid to the County of Vermilion River, add to the affordability of this well-cared-for property. With immediate possession available, this is a rare opportunity to step into a clean, solid home without delay—no waiting, no renovations, just bring your belongings and start enjoying life in this friendly rural community.

## REALTOR Referral

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