

## \$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 | 27              |
| Zoning         | Zone 61         |

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