

\$308,000 - 4904 52 Avenue, Bon Accord

MLS® #E4463725

\$308,000

3 Bedroom, 1.50 Bathroom, 1,448 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

*****BON ACCORD GEM***** This beautiful 1950 Character home has much to be desired. There is over 1448sqft of living space, a HUGE DOUBLE GARAGE with workshop, a large fenced yard on a corner lot so less neighbours to deal with, upgrades including; MANY NEWER WINDOWS, FRONT DOOR PACKAGE, BACK DOOR in 2010 and ROOF in 2011. There is original wood trim throughout and original hardwood upstairs. The main floor offers a large open living and dining area, a spacious kitchen full of possibilities, a full washroom and large den. Upstairs features a large primary bedroom with 2 pc ensuite and 2 more spacious bedrooms. The basement is partly finished with a rec room space, lots of storage with a cold room and laundry. Outside you have a large deck with pergola, patio and a grassy area. Located in a quiet part of Bon Accord close to all amenities and 20 mins to North Edmonton.

Built in 1950

Essential Information

MLS® #	E4463725
Price	\$308,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,448
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	4904 52 Avenue
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

Amenities

Amenities	Deck, No Smoking Home, Patio
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Block

Additional Information

Date Listed October 28th, 2025

Days on Market 1

Zoning Zone 61

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