

## \$359,900 - 4920 49 Avenue, Bon Accord

MLS® #E4439638

**\$359,900**

4 Bedroom, 2.00 Bathroom, 1,075 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Great Family Home in Bon Accord - only a 30 min commute to Edmonton City Centre! This solid bungalow offers hardwood flooring throughout the main level, a large kitchen w/ plenty of storage & counter space, 3 bedrooms on the mainfloor along with a large 4-pc bathroom offering a massive corner tub with rain shower. The basement is fully finished w/ newer vinyl plank flooring, large rec room, 4th bedroom, another full bathroom w/ renovated shower, den & laundry/storage area. Another great update to the home is the new high efficiency furnace (Jan 2024). A large lot with huge yard is a plus to this quiet town. Enjoy the firepit in the backyard, plenty of space for everyone. Now lets talk about parking - you can enjoy the oversized double detached garage w/ parking pad behind as well as the paved parking pad out front plus RV parking with swing gate. If you are looking for a quaint community where you can still see the stars & walk down the street to a lovely park space, you may want to come look here.

Built in 1974

### Essential Information

MLS® # E4439638

Price \$359,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,075                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4920 49 Avenue |
| Area        | Bon Accord     |
| Subdivision | Bon Accord     |
| City        | Bon Accord     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 0K0        |

### **Amenities**

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Vinyl Windows |
| Parking Spaces | 4                                                                                               |
| Parking        | 2 Outdoor Stalls, Double Garage Detached, Parking Pad Cement/Paved                              |

### **Interior**

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Stories      | 2                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | Full, Finished                                                                                                              |

### **Exterior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                             |
| Exterior Features | Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Vinyl                                                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 30th, 2025

Days on Market                18

Zoning                            Zone 61

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Listing information last updated on June 17th, 2025 at 1:32am MDT