

## **\$355,000 - 4907 51 Avenue, Bon Accord**

MLS® #E4440351

### **\$355,000**

3 Bedroom, 1.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Investor alert!! Opportunity knocks in this 3 bedroom 1400 sq.ft bungalow! Setup to have a large 3 bedroom suite or 2 separate suites in the basement! Rental income will pay the mortgage! The foundation, 2 furnaces, industrial sized hot water tank, electrical panel and driveway are all brand new!! Complete the suite or suites to your liking. Upstairs is the bright, massive eat-in kitchen with plenty of maple cabinets, upgraded S.S. appliances including gas stove, large living space with deck, 3 bedrooms and 2 bathrooms. The 2 pce bath has the laundry room as well as plenty of cabinets. The whole main floor was just freshly painted. Outside is the expansive lot with a just poured driveway and plenty of room to add a garage! Act fast!!

Built in 1985

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4440351  |
| Price          | \$355,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,399     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1985                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Raised Bungalow        |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4907 51 Avenue |
| Area        | Bon Accord     |
| Subdivision | Bon Accord     |
| City        | Bon Accord     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 0K0        |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Parking Pad Cement/Paved              |

### Interior

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

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior          | Wood, Vinyl                                |
| Exterior Features | Golf Nearby, No Back Lane, Shopping Nearby |
| Roof              | Asphalt Shingles                           |
| Construction      | Wood, Vinyl                                |
| Foundation        | Concrete Perimeter                         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 61        |

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