

## \$314,900 - 4506 49 Avenue, Thorsby

MLS® #E4451370

**\$314,900**

3 Bedroom, 2.00 Bathroom, 1,148 sqft

Single Family on 0.00 Acres

Thorsby, Thorsby, AB

Very nice 1150 sq/ft 3 bedroom 2 bathroom Bungalow with front veranda and a 21' x 21' double attached garage w/ long driveway for an RV! All in a quiet cul-de-sac in Wonderful Thorsby. Vaulted ceilings in the spacious living room surrounded by lots of windows. Gas fireplace with mantle. Spacious Country style kitchen w/ real oak cabinets, corner pantry. Three main floor bedrooms with a 4 piece main bathroom with separate shower. Convenient main floor laundry. The massive basement is partially developed with a huge recreation room, and room for a 4th bedroom. 3 piece bathroom and mechanical room, hot Water Tank and High Efficient Furnace and shingles replaced in 2019. Fiber optic internet. 8x10 shed. All located on a beautiful 60 x 120 lot. Embrace country living in Thorsby offering a peaceful change from city life while remaining conveniently close to town amenities in town with this exceptional property. Just 25 minutes West of Leduc and 40 minutes to Edmonton. Easy access to Pigeon Lake, Calmar, Devon.

Built in 1995

### Essential Information

MLS® # E4451370

Price \$314,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,148                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4506 49 Avenue |
| Area        | Thorsby        |
| Subdivision | Thorsby        |
| City        | Thorsby        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0C 2P0        |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Hot Water Natural Gas, R.V. Storage |
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached              |

### **Interior**

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                           |
| Fireplace    | Yes                                                                                 |
| Fireplaces   | Corner, Mantel                                                                      |
| Stories      | 2                                                                                   |
| Has Basement | Yes                                                                                 |
| Basement     | Full, Partially Finished                                                            |

### **Exterior**

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                       |
| Exterior Features | Cul-De-Sac, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Paved Lane, Private Setting, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Thorsby Elementary School |
|------------|---------------------------|

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 66               |
| Zoning         | Zone 92          |

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Listing information last updated on October 11th, 2025 at 4:02pm MDT