

## \$249,900 - 4721 51 Street, Bon Accord

MLS® #E4442576

**\$249,900**

3 Bedroom, 1.00 Bathroom, 1,078 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

**ATTENTION FIRST TIME HOME BUYERS OR INVESTORS.** This cute as a button home in Bon Accord will win your hearts! With nearly 1100 Sq Ft on the main floor this bungalow offers a big spacious country kitchen with modern, maple cupboards. Spacious dining area is adjacent to kitchen along with living room w wood burning fireplace. Two bedrooms on main floor and updated 4 piece bathroom. Some newer windows. Insulation has been enhanced. Unfinished basement has one bedroom and plenty of storage. This extremely large yard offers you the maximum privacy with the tall, mature trees on every side. Large, oversized single detached garage is the perfect workshop space w. wood stove and w newer shingles ('24). Shingles on house ('15). This incredibly large lot is perfect for redevelopment or just enjoying an acreage like living in Bon Accord.

Built in 1960

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442576  |
| Price          | \$249,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,078     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1960                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4721 51 Street |
| Area        | Bon Accord     |
| Subdivision | Bon Accord     |
| City        | Bon Accord     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 0K0        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | No Smoking Home                    |
| Parking   | Over Sized, Single Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Flat Site, Landscaped, Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Block, Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 2               |

## Zoning

## Zone 61

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Listing information last updated on June 16th, 2025 at 10:02pm MDT