

\$334,500 - 5012 49 Avenue, Bon Accord

MLS® #E4462789

\$334,500

3 Bedroom, 2.00 Bathroom, 990 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Great curb appeal and stunning modern features throughout this energy efficient home.

This 990 sq ft 3-brm bungalow shows so well. Enter in from the insulated porch into the living space with vaulted ceilings, giving the home a first impression of roomy & comfortable. The kitchen has butcher block countertops & dining area with b/i bench seating. The main floor bathroom has a w/i shower & across the hall is the primary bedroom with b/i closet space. The basement is finished with a family room, 2 more bedrooms, a renovated 4 pc bathroom with soaker tub & new vinyl plank flooring. 9 ft ceilings, H/E furnace & hot water on demand, plus newer shingles (2021) on house and garage. All interior lighting updated & exterior painted. Deck off the back door for outdoor living space & a double detached garage 23x23. Fenced yard & a gravel pad for RV parking or firepit area. Walking distance to amenities (grocery store/drug store etc). Enjoy the quaint small town feeling in the Town of Bon Accord.

Built in 2007

Essential Information

MLS® # E4462789

Price \$334,500

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5012 49 Avenue
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

Amenities

Amenities	Deck, Hot Water Tankless, No Smoking Home, Vaulted Ceiling, 9 ft. Basement Ceiling
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Insulated Concrete Form

School Information

Elementary	Bon Accord Community Schoo
Middle	Lillian Schick
High	Sturgeon Composite High

Additional Information

Date Listed	October 20th, 2025
Days on Market	2
Zoning	Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 22nd, 2025 at 1:02pm MDT