

# \$334,500 - 5012 49 Av, Bon Accord

MLS® #E4462789

**\$334,500**

3 Bedroom, 2.00 Bathroom, 990 sqft

Single Family

Bon Accord, Bon Accord, Alberta

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. (id:6289)

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4462789  |
| Price          | \$334,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Square Footage | 990       |



|            |               |
|------------|---------------|
| Year Built | 2007          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

### Community Information

|             |            |
|-------------|------------|
| Address     | 5012 49 Av |
| Subdivision | Bon Accord |
| City        | Bon Accord |
| Province    | Alberta    |
| Postal Code | T0A0K0     |

### Amenities

|              |                       |
|--------------|-----------------------|
| Amenities    | Schools, Shopping     |
| Features     | Lane, No Smoking Home |
| Parking      | Detached Garage       |
| # of Garages | 1                     |

### Interior

|              |                                                                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Fan, Garage door opener remote(s), Garage door opener, Hood Fan, Refrigerator, Storage Shed, Stove, Washer, Window Coverings, See remarks |
| Heating      | Forced air                                                                                                                                                   |
| # of Stories | 1                                                                                                                                                            |
| Has Basement | Yes                                                                                                                                                          |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | RE/MAX Edge Realty |
|----------------|--------------------|



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