

# \$308,000 - 4904 52 Av, Bon Accord

MLS® #E4463725

**\$308,000**

3 Bedroom, 2.00 Bathroom, 1,448 sqft  
Single Family

Bon Accord, Bon Accord, Alberta

**\*\*\*BON ACCORD GEM\*\*\*** This beautiful 1950 Character home has much to be desired. There is over 1448sqft of living space, a HUGE DOUBLE GARAGE with workshop, a large fenced yard on a corner lot so less neighbours to deal with, upgrades including; MANY NEWER WINDOWS, FRONT DOOR PACKAGE, BACK DOOR in 2010 and ROOF in 2011. There is original wood trim throughout and original hardwood upstairs. The main floor offers a large open living and dining area, a spacious kitchen full of possibilities, a full washroom and large den. Upstairs features a large primary bedroom with 2 pc ensuite and 2 more spacious bedrooms. The basement is partly finished with a rec room space, lots of storage with a cold room and laundry. Outside you have a large deck with pergola, patio and a grassy area. Located in a quiet part of Bon Accord close to all amenities and 20 mins to North Edmonton. (id:6289)

Built in 1950

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4463725  |
| Price          | \$308,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Half Baths     | 1         |
| Square Footage | 1,448     |
| Year Built     | 1950      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Freehold      |

### Community Information

|             |            |
|-------------|------------|
| Address     | 4904 52 Av |
| Subdivision | Bon Accord |
| City        | Bon Accord |
| Province    | Alberta    |
| Postal Code | T0A0K0     |

### Amenities

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

### Interior

|              |                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Microwave, Refrigerator, Stove, Washer |
| Heating      | Forced air                                                                                                  |
| # of Stories | 2                                                                                                           |
| Has Basement | Yes                                                                                                         |

### Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | MaxWell Progressive |
|----------------|---------------------|



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