

## \$349,000 - 4907 51 Avenue, Bon Accord

MLS® #E4440351

### \$349,000

3 Bedroom, 1.50 Bathroom, 1,399 sqft  
Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Investor alert!! Opportunity knocks in this 3 bedroom 1400 sq.ft bungalow! Setup to have a large 3 bedroom suite or 2 separate suites in the basement! Rental income will pay the mortgage! The foundation, 2 furnaces, industrial sized hot water tank, electrical panel and driveway are all brand new!! Complete the suite or suites to your liking. Upstairs is the bright, massive eat-in kitchen with plenty of maple cabinets, upgraded S.S. appliances including gas stove, large living space with deck, 3 bedrooms and 2 bathrooms. The 2 pce bath has the laundry room as well as plenty of cabinets. The whole main floor was just freshly painted. Outside is the expansive lot with a just poured driveway and plenty of room to add a garage! Act fast!!

Built in 1985

### Essential Information

MLS® #	E4440351
Price	\$349,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,399
Acres	0.00



Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	4907 51 Avenue
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, No Back Lane, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 4th, 2025
Days on Market	40
Zoning	Zone 61

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