

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

MLS® #E4463725

**\$308,000**

3 Bedroom, 1.50 Bathroom, 1,448 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

**\*\*\*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.

Built in 1950

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463725  |
| Price      | \$308,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,448                  |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4904 52 Avenue |
| Area        | Bon Accord     |
| Subdivision | Bon Accord     |
| City        | Bon Accord     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 0K0        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, No Smoking Home, Patio       |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Stories           | 2                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Partially Finished                                                                                        |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                        |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Stucco                                                        |
| Foundation        | Block                                                               |

### Additional Information

Date Listed            October 28th, 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 30th, 2025 at 11:17am MDT