

## \$435,000 - 5303 50 Avenue, Bon Accord

MLS® #E4444870

**\$435,000**

4 Bedroom, 2.00 Bathroom, 1,309 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Move-in ready 4-level split in Bon Accord on a quiet street, close to Bon Accord Community School. Situated on a massive pie-shaped lot with RV parking and a double attached heated garage. This well-maintained home features a spacious kitchen, vaulted ceilings on the main floor, and a large soaker tub in the main bathroom. Enjoy comfort year-round with central air conditioning and a brand-new hot water tank. Ideal for families seeking space, functionality, and a welcoming community setting.

Built in 1986

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4444870               |
| Price          | \$435,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,309                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information



|             |                |
|-------------|----------------|
| Address     | 5303 50 Avenue |
| Area        | Bon Accord     |
| Subdivision | Bon Accord     |
| City        | Bon Accord     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 0K0        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Hot Water Natural Gas, No Smoking Home |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Heated                          |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 61         |

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Listing information last updated on July 18th, 2025 at 5:47pm MDT