

## \$350,000 - 4908 50 Avenue, Bon Accord

MLS® #E4448719

**\$350,000**

4 Bedroom, 2.00 Bathroom, 1,047 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Beautifully upgraded Bungalow in Bon Accord. This wonderful family home has been completely redone upstairs with brand new luxury Vinyl Plank flooring, baseboards, soft neutral paint, kitchen cabinets & countertops. 3 Bedrooms on the main floor, master has 2pc Ensuite. Second bath on main lvl with state of the art smart toilet. Basement is fully finished with large family room & bar area, newer vinyl plank & paint. Another 2pc bathroom set up to add additional shower. Large fourth bedroom with a walk in closet. Yard is fully fenced with an insulated double detached Garage w/ 220 wiring. Shingles, Soffit, Facia & Eaves have all been done within recent years. Vinyl Windows throughout, new washer/dryer, dishwasher. With so many upgrades you can just move your family in and enjoy this small town community!!

Built in 1974

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448719  |
| Price          | \$350,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,047     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1974                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4908 50 Avenue |
| Area        | Bon Accord     |
| Subdivision | Bon Accord     |
| City        | Bon Accord     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 0K0        |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Off Street Parking, No Smoking Home, Vinyl Windows, See Remarks |
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Detached                                          |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Stories           | 2                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Finished                                                                            |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Wood, Stucco                            |
| Exterior Features | Back Lane, Fenced, Schools, See Remarks |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Stucco                            |
| Foundation        | Concrete Perimeter                      |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Bon Accord Community Scho |
|------------|---------------------------|

|        |               |
|--------|---------------|
| Middle | Lilian Schick |
| High   | Sturgeon Comp |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 37              |
| Zoning         | Zone 61         |

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Listing information last updated on August 25th, 2025 at 5:02pm MDT