

## \$448,700 - 5347 50 Avenue, Bon Accord

MLS® #E4428170

### \$448,700

4 Bedroom, 2.50 Bathroom, 1,133 sqft  
Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

TONS OF UPGRADES & BACKING ONTO PARK & School! This STUNNING 4-Bedroom, 2.5 Bath home is a must-see & has over 2000 sq ft of total living area! Recently UPDATED and move-in ready it presents a Modern Kitchen with NEWER Stainless Steel appliances, Freshly Painted throughout and stylish VINYL PLANK flooring on the main level. The FULLY FINISHED home also features: UPDATED Baths, NEWER Vinyl Siding, NEWER Windows, Doors, Shingles, Eaves, Soffits for added curb appeal and efficiency. Enjoy year-round comfort with a NEWER Furnace, NEWER Hot Water Tank and Central A/C plus a woodburning fireplace or have the ambience with the current electric insert that is in the fireplace now. Relax in the NEWER hot tub or take advantage of the OVERSIZED 26 x 28 Double Garage for all your storage and parking needs. This 10/10 home offers both convenience and quality - 20 Minutes to Lancaster Base and Edmonton -- donâ€™t miss out!

Built in 1979

### Essential Information

MLS® #	E4428170
Price	\$448,700
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,133
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	5347 50 Avenue
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

### Amenities

Amenities	Air Conditioner, Hot Tub, No Smoking Home, See Remarks
Parking	Double Garage Detached, Front Drive Access, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel, Masonry
Stories	4
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Playground Nearby, Private Setting, Schools

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Bon Accord Elementary
Middle	Lilian Schick School
High	Sturgeon Composite High Sc

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	7
Zoning	Zone 61

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