

Courtesy Of Lisa Erwin and Angela N Deblois Of Exp Realty

## **\$289,900 - 4927 49 Avenue, Bon Accord**

MLS® #E4430855

**\$289,900**

3 Bedroom, 2.00 Bathroom, 1,029 sqft  
Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

This adorable home is located on a quiet street in the peaceful community of Bon Accord. NEW PAINT and TWO GARDEN DOORS brighten the interior and welcome in the sunshine all the way up to the soaring 16 ft vaulted ceilings. The kitchen with a view of the yard and adjoining open dining and living room area are perfect to gather with family or host friends for a game night. The primary bedroom is a great size and features a double closet and your own private ensuite. The ensuite has been recently renovated with a standup shower and tiled HEATED FLOORS. The main level is completed with two additional bedrooms and a full bath. Outside is a large backyard with alley access. Lots of room for a future garage or RV parking. With a large deck AND a side yard with patio area that makes for LOTS of BEAUTIFUL outdoor living. The basement is bright and wide open with lots of room for a rec room & storage too. The potential in the basement is endless!! This home is sure to check all your boxes! Shows 10/10!!

Built in 1973

### **Essential Information**

MLS® #	E4430855
Price	\$289,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,029
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4927 49 Avenue
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke
Parking	No Garage

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed April 14th, 2025

Days on Market 6

Zoning Zone 61

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