

## \$359,900 - 4920 49 Avenue, Bon Accord

MLS® #E4439638

**\$359,900**

4 Bedroom, 2.00 Bathroom, 1,075 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Great Family Home in Bon Accord - only a 30 min commute to Edmonton City Centre! This solid bungalow offers hardwood flooring throughout the main level, a large kitchen w/ plenty of storage & counter space, 3 bedrooms on the mainfloor along with a large 4-pc bathroom offering a massive corner tub with rain shower. The basement is fully finished w/ newer vinyl plank flooring, large rec room, 4th bedroom, another full bathroom w/ renovated shower, den & laundry/storage area. Another great update to the home is the new high efficiency furnace (Jan 2024). A large lot with huge yard is a plus to this quiet town. Enjoy the firepit in the backyard, plenty of space for everyone. Now lets talk about parking - you can enjoy the oversized double detached garage w/ parking pad behind as well as the paved parking pad out front plus RV parking with swing gate. If you are looking for a quaint community where you can still see the stars & walk down the street to a lovely park space, you may want to come look here.

Built in 1974

### Essential Information

MLS® # E4439638

Price \$359,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4920 49 Avenue
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

### **Amenities**

Amenities	Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Vinyl Windows
Parking Spaces	4
Parking	2 Outdoor Stalls, Double Garage Detached, Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 30th, 2025

Days on Market                20

Zoning                            Zone 61

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Listing information last updated on June 19th, 2025 at 5:47pm MDT