

## \$350,000 - 5328 50 Avenue, Bon Accord

MLS® #E4454434

**\$350,000**

3 Bedroom, 2.00 Bathroom, 931 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Charming bungalow in Bon Accord! Conveniently located a short distance from Edmonton, this property is perfect for first time home buyers or for anyone looking for a bungalow with a large private yard. Entering the property you see the spacious living room with vaulted ceilings. The kitchen boasts plenty of counter and cabinet space as well as dining area with direct entry to the large deck and back yard which is perfect for those summer nights! The main floor is completed with the primary bedroom, an additional bedroom and a four piece bath. The finished basement has a large recreation room, a third bedroom, laundry room with plenty of storage space. The recreation room has enough space for future development to create a 4th bedroom if desired. The drywalled and insulated garage complete with pad has plenty of parking space. The large fully fenced yard which backs onto green space/roadway creates a private setting in the middle of town.

Built in 1996

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454434  |
| Price     | \$350,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 931                    |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5328 50 Avenue |
| Area        | Bon Accord     |
| Subdivision | Bon Accord     |
| City        | Bon Accord     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 0K0        |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Deck, Hot Water Natural Gas, Vinyl Windows |
| Parking   | Double Garage Attached, Insulated          |

### Interior

|              |                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, 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, No Back Lane, Paved Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Vinyl                                                                                          |
| Foundation        | Concrete Perimeter                                                                                   |

### Additional Information

Date Listed August 23rd, 2025

Days on Market 1

Zoning Zone 61

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Listing information last updated on August 24th, 2025 at 10:32am MDT