

## **\$399,900 - 4722 51 Avenue, Bon Accord**

MLS® #E4454455

**\$399,900**

4 Bedroom, 2.50 Bathroom, 1,216 sqft  
Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Situated on a quiet cul-de-sac, in the community of Bon Accord, this well maintained, 4 bed, 3 Bath, fully finished, 4-level split sits on a huge, landscaped, fenced, pie-shaped lot that backs onto the quiet laneway. Double detached garage (new shingles, eaves, downspouts, bluetooth garage control 2024) & RV parking. Long-term owners exuding pride-in-ownership have established the home's cozy vibe & functionality. Good sized entrance invites you into the warm Living & Dining space, perfect for entertaining. Good, working kitchen is light & bright & overlooks the gorgeous back yard. From the back door step out & enjoy the private oasis of the backyard space! Large deck, 3 lighted Gazebos, lovely perineals & tended-to garden boxes create an environment for either, serenity or entertainment. The home boasts Vinyl Windows (except basement) (2021), Shingles (2011), Washer/Dryer(2022), Refrigerator(2024), Dishwasher (2025). Ideally located just 15 min to Edm. Garrison, 20 min to North Edm, 20 min to St. Albert



Built in 1981

### **Essential Information**

MLS® #	E4454455
Price	\$399,900

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,216
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4722 51 Avenue
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

### **Amenities**

Amenities	Deck, Detectors Smoke, Gazebo, No Smoking Home, R.V. Storage
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Bon Accord School
Middle	Lillian Schick
High	Sturgeon Composite

**Additional Information**

Date Listed	August 23rd, 2025
Days on Market	1
Zoning	Zone 61

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