

Courtesy Of Melissa N Botha Of Local Real Estate

## \$435,000 - 5303 50 Avenue, Bon Accord

MLS® #E4444870

**\$435,000**

4 Bedroom, 2.00 Bathroom, 1,309 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Move-in ready 4-level split in Bon Accord on a quiet street, close to Bon Accord Community School. Situated on a massive pie-shaped lot with RV parking and a double attached heated garage. This well-maintained home features a spacious kitchen, vaulted ceilings on the main floor, and a large soaker tub in the main bathroom. Enjoy comfort year-round with central air conditioning and a brand-new hot water tank. Ideal for families seeking space, functionality, and a welcoming community setting.

Built in 1986

### Essential Information

MLS® #	E4444870
Price	\$435,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,309
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information



Address	5303 50 Avenue
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

### **Amenities**

Amenities	Air Conditioner, Hot Water Natural Gas, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	28
Zoning	Zone 61

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