

## \$448,700 - 5347 50 Avenue, Bon Accord

MLS® #E4428170

**\$448,700**

4 Bedroom, 2.50 Bathroom, 1,133 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

BACKING ONTO PARK & School! This STUNNING UPGRADED 4 Bedroom, 2.5 Bath home is a must-see & has over 2000 sq ft of total living area! UPDATED and move-in ready it presents a Modern Kitchen with Stainless Steel appliances, Stylish VINYL PLANK flooring on the main level, FULLY FINISHED plus UPDATED Baths, NEWER Vinyl Siding, NEWER Windows, Doors, Shingles, Eaves, Soffits for added curb appeal and efficiency. Enjoy year-round comfort with a NEWER Furnace, NEWER Hot Water Tank and Central A/C. Relax in the NEWER hot tub or take advantage of the OVERSIZED 26 x 28 Double Garage for all your storage and parking needs. This 10/10 home offers both convenience and quality - 20 Minutes to Lancaster Base and Edmonton -- donâ€™t miss out!

Built in 1979

### Essential Information

MLS® #	E4428170
Price	\$448,700
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,133



Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	5347 50 Avenue
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

### Amenities

Amenities	Air Conditioner, Hot Tub, No Smoking Home, See Remarks
Parking	Double Garage Detached, Front Drive Access, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel, Masonry
Stories	4
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Playground Nearby, Private Setting, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Bon Accord Elementary
Middle	Lilian Schick School
High	Sturgeon Composite High Sc

### **Additional Information**

Date Listed	March 27th, 2025
-------------	------------------

Days on Market	22
----------------	----

Zoning	Zone 61
--------	---------

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 2:32pm MDT