

\$379,900 - 5234 46 Street, Bon Accord

MLS® #E4436832

\$379,900

3 Bedroom, 1.50 Bathroom, 1,031 sqft
Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

This appealing 4 level split with curb appeal in an established and mature neighbourhood is perfect for any family. The large, fully fenced and treed pie shaped lot has room for entertaining and or quiet evenings by the fire. When entering the home you have a living room, dining room and an updated kitchen with stainless appliances and bright lighting. Access to rear patio through large garden doors. The upstairs with primary and additional bedroom have their shared 4pc bath. Lower level has family room and third bedroom with 2pc ensuite. The partly finished basement includes laundry and storage with ample room for a hobby or fitness area. The outside yard with back alley access and rear parking is steps away from walking trails and school. Enjoy the front patio for morning coffee and rear deck for summer bbq's and time spent with family/friends. Peaceful water feature will bring calm to the end of your day.

Built in 1979

Essential Information

MLS® #	E4436832
Price	\$379,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,031
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	5234 46 Street
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

Amenities

Amenities	Air Conditioner, Deck, Vinyl Windows
Parking	No Garage, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 16th, 2025

Days on Market 12

Zoning Zone 61

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