

## \$369,900 - 5203 55 Street, Bon Accord

MLS® #E4449622

**\$369,900**

4 Bedroom, 1.00 Bathroom, 1,002 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Welcome to this lovely 3+1 bedroom bungalow in the growing community of Bon Accord! With 1,002 sq. ft. of cozy living space and situated on a spacious corner lot, this home has been well-maintained and is ready for its next chapter. Step into the warm, country-style kitchen—there’s loads of cupboard and counter space, a handy pantry, and plenty of room for a big dining table. The main floor also features a bright and comfortable living room, a beautifully updated 4PC bath, and three generously sized bedrooms, all of which have newer vinyl plank flooring that gives the home a fresh, modern feel. Downstairs, there’s even more space with a big rec room, a den that’s perfect for a home office or hobby room, a 4th bedroom, and plenty of room for laundry and storage. Recent updates include new flooring, baseboards, doors, paint, shingles, furnace and that stylish bathroom reno. And when it’s time to unwind, head out to the deck and enjoy your backyard—complete with raspberry bushes for a sweet summer treat!

Built in 1981

### Essential Information

MLS® # E4449622

Price \$369,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,002                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5203 55 Street |
| Area        | Bon Accord     |
| Subdivision | Bon Accord     |
| City        | Bon Accord     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 0K0        |

### Amenities

|           |                       |
|-----------|-----------------------|
| Amenities | Deck, Detectors Smoke |
| Parking   | No Garage, RV Parking |

### Interior

|              |                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                                       |
| Stories      | 1                                                                                                               |
| Has Basement | Yes                                                                                                             |
| Basement     | Full, Partially Finished                                                                                        |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone                                                                                                       |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Stone                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                |

**Additional Information**

Date Listed                July 25th, 2025  
Days on Market        9  
Zoning                    Zone 61

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