

## \$334,500 - 5012 49 Avenue, Bon Accord

MLS® #E4462789

**\$334,500**

3 Bedroom, 2.00 Bathroom, 990 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Great curb appeal and stunning modern features throughout this energy efficient home.

This 990 sq ft 3-brm bungalow shows so well. Enter in from the insulated porch into the living space with vaulted ceilings, giving the home a first impression of roomy & comfortable. The kitchen has butcher block countertops & dining area with b/i bench seating. The main floor bathroom has a w/i shower & across the hall is the primary bedroom with b/i closet space. The basement is finished with a family room, 2 more bedrooms, a renovated 4 pc bathroom with soaker tub & new vinyl plank flooring. 9 ft ceilings, H/E furnace & hot water on demand, plus newer shingles (2021) on house and garage. All interior lighting updated & exterior painted. Deck off the back door for outdoor living space & a double detached garage 23x23. Fenced yard & a gravel pad for RV parking or firepit area. Walking distance to amenities (grocery store/drug store etc). Enjoy the quaint small town feeling in the Town of Bon Accord.

Built in 2007

### Essential Information

MLS® # E4462789

Price \$334,500

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 990                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5012 49 Avenue |
| Area        | Bon Accord     |
| Subdivision | Bon Accord     |
| City        | Bon Accord     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 0K0        |

### **Amenities**

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Deck, Hot Water Tankless, No Smoking Home, Vaulted Ceiling, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                             |

### **Interior**

|              |                                                                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                           |
| Stories      | 2                                                                                                                                                                   |
| Has Basement | Yes                                                                                                                                                                 |
| Basement     | Full, Finished                                                                                                                                                      |

### **Exterior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Stucco                                            |
| Exterior Features | Back Lane, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Stucco                                            |
| Foundation        | Insulated Concrete Form                                 |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Bon Accord Community Schoo |
| Middle     | Lillian Schick             |
| High       | Sturgeon Composite High    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 61            |

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Listing information last updated on October 26th, 2025 at 1:47am MDT