

## \$399,900 - 4722 51 Avenue, Bon Accord

MLS® #E4454455

**\$399,900**

4 Bedroom, 2.50 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Situated on a quiet cul-de-sac, in the community of Bon Accord, this well maintained, 4 bed, 3 Bath, fully finished, 4-level split sits on a huge, landscaped, fenced, pie-shaped lot that backs onto the quiet laneway. Double detached garage (new shingles, eaves, downspouts, bluetooth garage control 2024) & RV parking. Long-term owners exuding pride-in-ownership have established the home's cozy vibe & functionality. Good sized entrance invites you into the warm Living & Dining space, perfect for entertaining. Good, working kitchen is light & bright & overlooks the gorgeous back yard. From the back door step out & enjoy the private oasis of the backyard space! Large deck, 3 lighted Gazebos, lovely perineals & tended-to garden boxes create an environment for either, serenity or entertainment. The home boasts Vinyl Windows (except basement) (2021), Shingles (2011), Washer/Dryer(2022), Refrigerator(2024), Dishwasher (2025). Ideally located just 15 min to Edm. Garrison, 20 min to North Edm, 20 min to St. Albert

Built in 1981

### Essential Information

MLS® # E4454455

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,216                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4722 51 Avenue |
| Area        | Bon Accord     |
| Subdivision | Bon Accord     |
| City        | Bon Accord     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 0K0        |

### Amenities

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Gazebo, No Smoking Home, R.V. Storage |
| Parking   | Double Garage Detached                                       |

### Interior

|              |                                                                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                        |
| Stories      | 4                                                                                                                                                                                |
| Has Basement | Yes                                                                                                                                                                              |
| Basement     | Full, Finished                                                                                                                                                                   |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                               |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | Bon Accord School  |
| Middle     | Lillian Schick     |
| High       | Sturgeon Composite |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 10                |
| 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 September 1st, 2025 at 11:17pm MDT