

## \$374,900 - 4920 48 Avenue, Bon Accord

MLS® #E4441644

**\$374,900**

5 Bedroom, 2.00 Bathroom, 1,075 sqft  
Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Welcome to this charming 5-bed, 2-bath bungalow in the heart of Bon Accord—perfect for first-time buyers or growing families! Step into a bright & spacious living room, ideal for entertaining, which flows into an updated kitchen with plenty of cabinetry & prep space. The fully finished basement offers even more room to enjoy, featuring a large rec area & 2 generously sized bedrooms, perfect for guests, teens, or a home office. Outside, you'll find a massive, fully fenced backyard with a gate for convenient RV parking and a double oversized garage—ideal for vehicles, tools, or extra storage. With modern updates and loads of space both inside and out, this home offers excellent value and flexibility for any lifestyle. If you're searching for a peaceful, small-town feel where you can still see the stars at night, Bon Accord is the perfect place to call home. Located just 20 minutes from Edmonton & St. Albert, this charming community offers easy access to schools, parks, and scenic walking trails. A must-see!

Built in 1974

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4441644  |
| Price    | \$374,900 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,075                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4920 48 Avenue |
| Area        | Bon Accord     |
| Subdivision | Bon Accord     |
| City        | Bon Accord     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 0K0        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Extra, R.V. Storage, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, Over Sized  |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 61         |

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