

# \$240,000 - 4809 50 Avenue, Bentley

MLS® #A2070342

**\$240,000**

2 Bedroom, 1.00 Bathroom, 1,241 sqft

Residential on 0.32 Acres

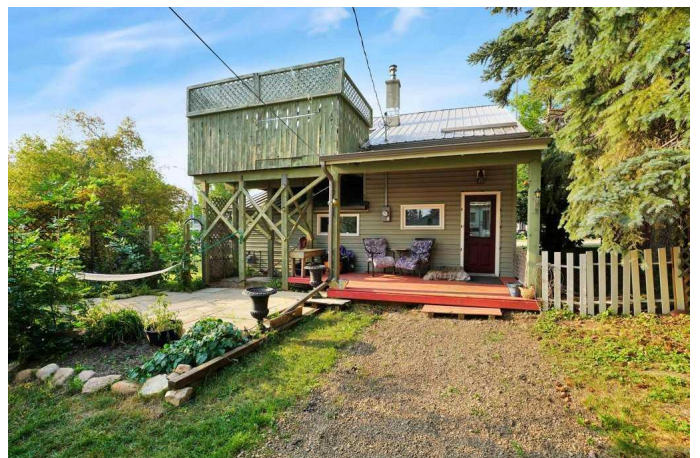
NONE, Bentley, Alberta

Beautiful 1 1/2 story Character home located on double lot in the town of Bentley. This charming home has a spacious kitchen dining room with a rustic barn wood divider going from dining room into the cozy living area. Here you will find a high efficiency wood burning stove adding to the charm. The main floor bathroom features an antique style Claw Foot Tub which adds more character to this beautiful home. Upstairs is a spacious Master bedroom and a 2nd bedroom plus access to a 14'x12' private balcony. There is a 20'x20' Heated Studio / Shop in the back yard , perfect for the handyman, craftsman, or artist/painter. Laundry is situated in the basement. Outside is a large covered deck perfect for you to relax and enjoy your amazing yard. Exterior upgrades include higher-end insulated vinyl siding, metal roof and newer windows.

Built in 1934

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2070342  |
| Price          | \$240,000 |
| Sold Price     | \$233,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,241     |
| Acres          | 0.32      |



|            |                   |
|------------|-------------------|
| Year Built | 1934              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | 1 and Half Storey |
| Status     | Sold              |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4809 50 Avenue |
| Subdivision | NONE           |
| City        | Bentley        |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T0C 0J0        |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Alley Access, Off Street, Parking Pad |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                              |
| Appliances        | Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Wood Burning, Wood Burning Stove                                               |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Unfinished                                                               |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Fire Pit             |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Metal                |
| Construction      | Wood Siding          |
| Foundation        | Block                |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2023 |
|-------------|------------------|

|                |                    |
|----------------|--------------------|
| Date Sold      | November 4th, 2023 |
| Days on Market | 88                 |
| Zoning         | R1                 |
| HOA Fees       | 0.00               |

**Listing Details**

Listing Office            eXp Realty

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