

\$229,900 - 4729 51 Avenue, Bentley

MLS® #A2091394

\$229,900

3 Bedroom, 2.00 Bathroom, 1,263 sqft

Residential on 0.16 Acres

NONE, Bentley, Alberta

WANTED: A new owner for this affordable home with a large yard facing south! Come and take a tour Today as it will not last long! Bungalow style homes are quite popular lately as they offer no stairs and large basements. Entry leads you into a large and bright living room with a fireplace that is open to the dining room. "U" shaped kitchen has a great counter space for cooking and baking with a sink with the window. Backyard with a large/covered deck with lights—perfect for BBQ-ing and entertaining. We have 3 bedrooms and 2 bathrooms on the main floor. Master bedroom comes with a large closet for your convenience. There is an additional room, rec room and utility/furnace room in the basement which is partially finished. Because of the style, this home has a large basement. The super-sized family room is very bright. Separate laundry area was added to the main floor and one of the bedrooms is the laundry room at present as sellers are seniors. It could be converted back to the bedroom by removing appliances. The home has a nice and private yard facing desirable south. It comes with a sewer set up for an RV which was a selling point for the sellers. The yard is mature with trees. Wait until you see the double attached garage which will fit 2 vehicles and some extras! You will love it! If you are handy-this place is for you! Good looking home, but mostly in its original state and the price reflectsthat. Assessed at \$260 000 by the town. Great price for a cute starter home



for someone that is willing to put some work into it. Easy access to the HWY for those who work out of town. Close to Gull lake and the new county beach at Sandy Point - why not bike there on a new paved trail? Cute town only 10 minutes from Lacombe and Sylvan lake.

Built in 1979

Essential Information

MLS® #	A2091394
Price	\$229,900
Sold Price	\$231,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,263
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4729 51 Avenue
Subdivision	NONE
City	Bentley
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Gravel Driveway, Insulated

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking
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	Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Masonry
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 22nd, 2023
Date Sold	November 29th, 2023
Days on Market	7
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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