

\$309,900 - 4625 52 Avenue, Bentley

MLS® #A2129252

\$309,900

5 Bedroom, 3.00 Bathroom, 1,369 sqft

Residential on 0.19 Acres

NONE, Bentley, Alberta

Small town charm with lots of space! 1369 sqft bungalow with 5 bed, 3 bath and heated garage with 3 bedrooms, 2 bathrooms, and laundry on the main floor. The family room window, recently replaced with triple pane glass, lets in lots of light into the massive main floor living area. Much larger than average found in its price range, this home is perfect for growing families and anyone looking to host with a spacious kitchen and a room to fit a large table. All the difficult items with the basement renovation have been completed! New egress windows added to create a true 5 bedroom home, new 3 piece bathroom, and an engineered steel beam making the perfect wide open family room/games room that measured 24ftx25ft. The yard is fully fenced with quality vinyl product. The 60x140 lot allows for a 24x26 heated garage, RV parking, and utility parking without compromising yard space. All this for the affordable price of \$309,900! Bentley is just 5km to Gull Lake, 20km to Sylvan Lake, and 24km to Lacombe.

Built in 1976

Essential Information

MLS® #	A2129252
Price	\$309,900
Sold Price	\$325,000
Bedrooms	5
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,369
Acres	0.19
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4625 52 Avenue
Subdivision	NONE
City	Bentley
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Off Street, RV Access/Parking

Interior

Interior Features	Laminate Counters, No Smoking Home, Soaking Tub
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Few Trees, Front Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 24th, 2024
Days on Market	7
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX real estate central alberta

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