

\$430,000 - 4929 53 Avenue, Bentley

MLS® #A2136548

\$430,000

4 Bedroom, 3.00 Bathroom, 1,327 sqft
Residential on 0.16 Acres

NONE, Bentley, Alberta

Welcome to your dream home! This Fantastic 1300 sq ft walkout bungalow is a true gem, nestled in the picturesque community of Bentley, AB. Offering the perfect blend of modern amenities and small-town charm, this home is designed for comfort and style. Enjoy vaulted ceilings in the spacious kitchen, dining, and living areas. Two comfortable bedrooms provide ample space for relaxation. The Master bedroom offers a 3-piece ensuite there is also a 4 piece bathroom and main floor laundry room that makes daily chores a breeze. Step out onto a massive, maintenance-free deck that spans the width of the house. This covered deck is ideal for year-round enjoyment. The basement boasts in-floor heating, ensuring comfort during the colder months. Two more bedrooms offer plenty of space for guests or family members. An oversized family/rec room and a games area provide endless entertainment options. Walk out to a maintenance-free backyard featuring a covered patio and hot tub. The attached heated garage has two man doors with one that leads to a fenced-in dog run, perfect for pet owners. The heated 23' 5" x 23' 7", detached garage is ideal for all your toys, additional storage, a workshop, or extra parking. Bentley, AB, offers the best of small-town living with a host of amenities. Fantastic local shops, restaurants, and professional services abound. A vibrant farmers market runs through the summer, complemented by great schools and activities



for all ages. Located just minutes from Gull Lake, where you can enjoy beaches, swimming, and boating. Only a 15-minute drive to either Sylvan Lake or Lacombe, making it easy to enjoy additional recreational and shopping opportunities. This property is not just a home, it's a lifestyle. Experience the charm and convenience of Bentley, AB, in this beautiful walkout bungalow.

Built in 2006

Essential Information

MLS® #	A2136548
Price	\$430,000
Sold Price	\$414,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,327
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4929 53 Avenue
Subdivision	NONE
City	Bentley
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Pantry, Storage, Tankless Hot Water
Appliances	Dishwasher, Freezer, Instant Hot Water, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Dog Run, Private Yard
Lot Description	Back Yard, Corner Lot, Dog Run Fenced In, Low Maintenance Landscape
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	July 5th, 2024
Days on Market	14
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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