

# \$359,900 - 4811 46 Street, Bentley

MLS® #A2156905

**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,234 sqft

Residential on 0.27 Acres

NONE, Bentley, Alberta

Here's your chance to own this IMMACULATE BUNGALOW on a huge lot in Bentley. This home and yard have been very well kept and are move-in ready. You'll love the accessibility of this open floor plan, with gleaming hardwood floors on the main floor. The living room is spacious and bright, open to the kitchen and dining areas for ease of use. The kitchen has extensive cabinetry and counter space and all appliances are included. There are two bedrooms on the main, including the owner's bedroom. A full four piece bathroom is on the main as well. The lower level has a huge, wide open rec room/family room for everyone to gather. There's a third bedroom and a den, which could easily work as a fourth bedroom. There's another full bathroom downstairs as well. You'll love the large yard with patio, flower beds, perennial beds, mature trees, large garden, shed, and additional off-street parking. The attached tandem garage can fit two vehicles, plus your motorcycle, toys, and mower. You're close to the amenities in town and just a quick drive to Gull Lake.

Built in 1993

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2156905  |
| Price      | \$359,900 |
| Sold Price | \$372,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,234       |
| Acres          | 0.27        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4811 46 Street |
| Subdivision | NONE           |
| City        | Bentley        |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T0C 0J0        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Storage   |
| Appliances        | Dishwasher, Dryer, Freezer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                 |
| Cooling           | None                                                       |
| Has Basement      | Yes                                                        |
| Basement          | Finished, Full                                             |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Storage                                                                      |
| Lot Description   | Back Yard, Front Yard, Lawn, Garden, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Vinyl Siding, Wood Frame                                                                           |
| Foundation        | Poured Concrete                                                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2024 |
| Date Sold      | August 23rd, 2024 |
| Days on Market | 11                |
| Zoning         | R1                |
| HOA Fees       | 0.00              |

**Listing Details**

Listing Office            Royal LePage Lifestyles Realty

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