

\$264,900 - 4829 49 Avenue, Bentley

MLS® #A2163903

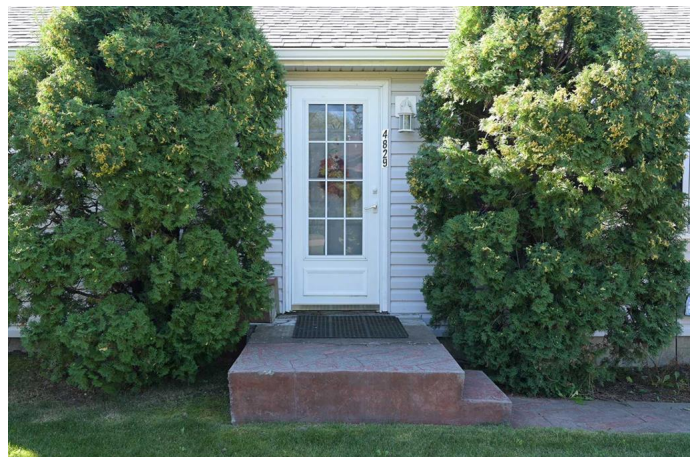
\$264,900

2 Bedroom, 2.00 Bathroom, 732 sqft

Residential on 0.22 Acres

NONE, Bentley, Alberta

Enjoy small-town living in the quiet community of Bentley. This charming bungalow is nestled in the heart of Bentley, offering an expansive lot with a fenced yard, mature trees with plenty of space to garden. The lot and a half offers 2 storage sheds, with good access to the back alley. The Bungalow siding has been upgraded with all-new siding and rigid foam insulation beneath for added warmth. The cozy living room with large windows has been upgraded to allow in lots of sunshine. The Kitchen is ample size for cooking and dining area. Upstairs are 2 cozy bedrooms both with updated windows. The upstairs Bathroom is a full 4 -4-piece Bath. The north wall has been renovated, increasing the wall thickness to allow for additional insulation. Downstairs, the basement offers additional living space, complete with a bedroom and another 3-piece bathroom, laundry facilities utility room and storage and rec room. This property has a detached single-car garage with additional shop areas at one end. Walking distance to all the amenities of Bentley and a short drive to enjoy Gull Lake. Bentley is centrally located and has a quick commute to many larger centers including Sylvan, Red Deer, Lacombe or Ponoka. Affordable home in a great community. This property presents an ideal opportunity for first-time home buyers seeking a peaceful yet vibrant community to call home. Bentley promises comfort, convenience, and endless possibilities. All house furnishing, garden tools and additional home supplies left



at the household are included in the sale and are as is.

Built in 1957

Essential Information

MLS® #	A2163903
Price	\$264,900
Sold Price	\$252,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	732
Acres	0.22
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4829 49 Avenue
Subdivision	NONE
City	Bentley
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Laminate Counters
Appliances	Washer/Dryer, Dishwasher, Electric Stove, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2024
Date Sold	November 26th, 2024
Days on Market	80
Zoning	R2A
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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