

\$379,900 - 5234 46 Street, Bon Accord

MLS® #E4436832

\$379,900

3 Bedroom, 1.50 Bathroom, 1,031 sqft
Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

This appealing 4 level split with curb appeal in an established and mature neighbourhood is perfect for any family. The large, fully fenced and treed pie shaped lot has room for entertaining and or quiet evenings by the fire. When entering the home you have a living room, dining room and an updated kitchen with stainless appliances and bright lighting. Access to rear patio through large garden doors. The upstairs with primary and additional bedroom have their shared 4pc bath. Lower level has family room and third bedroom with 2pc ensuite. The partly finished basement includes laundry and storage with ample room for a hobby or fitness area. The outside yard with back alley access and rear parking is steps away from walking trails and school. Enjoy the front patio for morning coffee and rear deck for summer bbq's and time spent with family/friends. Peaceful water feature will bring calm to the end of your day.

Built in 1979

Essential Information

| | |
|------------|-----------|
| MLS® # | E4436832 |
| Price | \$379,900 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,031 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5234 46 Street |
| Area | Bon Accord |
| Subdivision | Bon Accord |
| City | Bon Accord |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0A 0K0 |

Amenities

| | |
|-----------|--------------------------------------|
| Amenities | Air Conditioner, Deck, Vinyl Windows |
| Parking | No Garage, See Remarks |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 16th, 2025

Days on Market 9

Zoning Zone 61

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Listing information last updated on May 24th, 2025 at 10:32pm MDT