

## \$380,000 - 5203 51a Avenue, Bon Accord

MLS® #E4458527

**\$380,000**

5 Bedroom, 2.00 Bathroom, 1,113 sqft

Single Family on 3.05 Acres

Bon Accord, Bon Accord, AB

Wow! A PRIVATE 3.05 TREED ACREAGE right in the town of Bon Accord and on municipal water and sewer! Renovated raised bungalow with wheelchair ramp and separate basement entry for the in-law suite. 3 bedrooms up, 2 down. Each level has a 3 piece bath and laundry facilities. 2nd kitchen and family room in basement. New shingles, furnace and central air conditioning in 2022. Previous upgrades include 100 amp power service, new electric in basement and plumbing lines updated to PEX. This is a private setting with gated, coded remote entry. The perimeter of the property is treed with a grassy clearing for the yard site. You'll find mature apple, crab apple & cherry trees, along with rhubarb, raspberry and lilac bushes. There's also two outbuildings with cement floors, one building is powered, both great for storage/garage/workshop. This lot is Zoned R1A - Residential Low Density which allows for duplexes with a possibility for further subdivision of the existing 3.05 acre parcel ... or keep as is!

Built in 1956

### Essential Information

MLS® # E4458527

Price \$380,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,113                  |
| Acres          | 3.05                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5203 51a Avenue |
| Area        | Bon Accord      |
| Subdivision | Bon Accord      |
| City        | Bon Accord      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T0A 0K0         |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, Natural Gas BBQ Hookup |
| Parking   | Shop                                                                              |

### Interior

|              |                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Freezer, Stove-Gas, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                |
| Stories      | 2                                                                                                                        |
| Has Suite    | Yes                                                                                                                      |
| Has Basement | Yes                                                                                                                      |
| Basement     | Full, Finished                                                                                                           |

### Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                  |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fruit Trees/Shrubs, No Back Lane, Private Setting, Schools, Shopping Nearby, Subdividable Lot, Treed Lot, Partially Fenced |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 61              |

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Listing information last updated on September 22nd, 2025 at 6:32pm MDT