

# \$340,000 - 4911 48 Avenue, Bon Accord

MLS® #E4456627

**\$340,000**

4 Bedroom, 1.50 Bathroom, 984 sqft  
Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

This beautiful bi-level home in Bon Accord is located on a large corner lot with oversized, detached double garage. It features vinyl windows, updated flooring, fresh paint, and lots of recent upgrades. When you enter, you'll notice natural light streams throughout the home, providing a cozy setting for entertaining and relaxing. A fully finished basement means nothing to do but move-in and enjoy. The deck (c.w. natural gas barbecue hookup) leads to the fully fenced yard and double detached garage. This property offers a great opportunity to own a family home just 15 minutes to Edmonton.

Built in 1972

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4456627               |
| Price          | \$340,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 984                    |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bi-Level |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4911 48 Avenue |
| Area        | Bon Accord     |
| Subdivision | Bon Accord     |
| City        | Bon Accord     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 0K0        |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Hot Water Natural Gas, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                      |
| Parking        | Double Garage Detached                                                 |

### Interior

|              |                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                       |
| Stories      | 2                                                                                                                                               |
| Has Basement | Yes                                                                                                                                             |
| Basement     | Full, Finished                                                                                                                                  |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                  |
| Exterior Features | Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 11                  |
| Zoning         | Zone 61             |

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