

## \$330,000 - 4511 49 Avenue, Thorsby

MLS® #E4453521

**\$330,000**

5 Bedroom, 3.00 Bathroom, 1,125 sqft

Single Family on 0.00 Acres

Thorsby, Thorsby, AB

Fantastic upgraded 1100+ sq/ft 5 bedroom 3 bathroom / ensuite Bi-level w/ nanny sweet & a massive fully fenced back yard w/ RV parking! Located in a quiet cul-de-sac in Wonderful Thorsby. Spacious open style kitchen w/ patio doors to your 10 x 16 deck. Living room w/ gas fireplace & mantle. Three main floor bedrooms with a 4 piece main bathroom. Master w 4 pce ensuite. Full basement Nanny sweet! w/ 2 huge bedrooms, 3 piece bathroom and laundry room, new wood burning stove! NEW HOT WATER TANK, HIGH EFFICIENT FURNACE, CENTRAL AIR CONDITIONING AND SHINGLES. Full fiber optics internet. 10x16 shed. All located on a beautiful pie shape lot. Embrace country living in Thorsby offering a peaceful change from city life while remaining conveniently close to town amenities in town with this exceptional property. Just 25 minutes West of Leduc and 40 minutes to Edmonton. Easy access to Pigeon Lake, Calmar, Devon.

Built in 2001

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453521  |
| Price      | \$330,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,125                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4511 49 Avenue |
| Area        | Thorsby        |
| Subdivision | Thorsby        |
| City        | Thorsby        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0C 2P0        |

### Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Deck, Hot Water Natural Gas, R.V. Storage, Vinyl Windows, See Remarks, HRV System |
| Parking Spaces | 4                                                                                                                                         |
| Parking        | RV Parking                                                                                                                                |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dishwasher-Portable, Dryer, Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                        |
| Fireplaces        | Brass Surround, Freestanding, Woodstove                                                                                                                    |
| Stories           | 1                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                             |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                              |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Private Setting, Schools, Shopping Nearby |

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

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Thorsby Elementary School |
|------------|---------------------------|

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 92           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 5th, 2025 at 2:03pm MDT