

\$399,900 - 4722 51 Avenue, Bon Accord

MLS® #E4454455

\$399,900

4 Bedroom, 2.50 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Situated on a quiet cul-de-sac, in the community of Bon Accord, this well maintained, 4 bed, 3 Bath, fully finished, 4-level split sits on a huge, landscaped, fenced, pie-shaped lot that backs onto the quiet laneway. Double detached garage (new shingles, eaves, downspouts, bluetooth garage control 2024) & RV parking. Long-term owners exuding pride-in-ownership have established the home's cozy vibe & functionality. Good sized entrance invites you into the warm Living & Dining space, perfect for entertaining. Good, working kitchen is light & bright & overlooks the gorgeous back yard. From the back door step out & enjoy the private oasis of the backyard space! Large deck, 3 lighted Gazebos, lovely perineals & tended-to garden boxes create an environment for either, serenity or entertainment. The home boasts Vinyl Windows (except basement) (2021), Shingles (2011), Washer/Dryer(2022), Refrigerator(2024), Dishwasher (2025). Ideally located just 15 min to Edm. Garrison, 20 min to North Edm, 20 min to St. Albert



Built in 1981

Essential Information

MLS® # E4454455

Price \$399,900

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,216
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	4722 51 Avenue
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

Amenities

Amenities	Deck, Detectors Smoke, Gazebo, No Smoking Home, R.V. Storage
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Bon Accord School
Middle	Lillian Schick
High	Sturgeon Composite

Additional Information

Date Listed	August 23rd, 2025
Days on Market	13
Zoning	Zone 61

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