

\$259,990 - 4907 49 Avenue, Bon Accord

MLS® #E4451089

\$259,990

4 Bedroom, 1.50 Bathroom, 1,027 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Attention first-time homeowners and investors! This charming 1,000+ sq/ft bungalow offers vaulted ceilings and an airy, open-concept layout. Set within a private garden oasis, you'll love the large front yard, storage shed, potting shed, and plenty of space for a future garage or workshop. Inside, the home features 3 bedrooms upstairs, 1 down, and a full bathroom on each level. A central staircase ties the home together, while dual patio doors offer a seamless connection to the outdoors, with potential for a wrap-around deck. Upgrades include a high-efficiency furnace and brand-new Navien tankless water heater. With minimal investment and a few personal touches, this property can become a warm, inviting retreat less than 30 minutes from the city!

Built in 1974

Essential Information

MLS® #	E4451089
Price	\$259,990
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,027
Acres	0.00



Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4907 49 Avenue
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

Amenities

Amenities	Front Porch, See Remarks
Parking	Front/Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Landscaped, No Through Road, Rolling Land, Schools
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 3rd, 2025
Days on Market	12
Zoning	Zone 61

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