

# \$299,000 - 4809 51 Avenue, Bentley

MLS® #A2261339

**\$299,000**

4 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.16 Acres

NONE, Bentley, Alberta

Close to Bentley School, Playground, Park, renowned Farmer's Market, Boutique Shopping, Cafés, Fire Hall, Gull Lake & awe-inspiring views towards the local Ski Hill; open doors at your new home. Refreshed with updated trim, vinyl plank flooring and gas fireplace, the large living room brings coziness and function. Vinyl windows continue into the renovated kitchen & dining room space featuring newer appliances, ample cabinet storage and naturally lit counter space; perfect for prepping those delicious home cooked meals. Whether you're searching for an affordable starter home or investment property, this sought after floor plan boasts primary bedroom with large closet, second bedroom, full 4 pc bathroom, storage and laundry all on the main floor. Downstairs compliments the character of the home with large rec room, two more bedrooms, 3 pc bathroom with walk in shower and utility room. Enjoy long term peace of mind as it checks all the boxes; brand new shingles, 100 amp service, copper plumbing, south facing backyard with garage - an overall well built bungalow in a friendly community awaiting its new owners!

Built in 1976

## Essential Information

MLS® # A2261339

Price \$299,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,053       |
| Acres          | 0.16        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4809 51 Avenue |
| Subdivision | NONE           |
| City        | Bentley        |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T0C 0J0        |

### **Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Utilities      | High Speed Internet Available                   |
| Parking Spaces | 4                                               |
| Parking        | Off Street, Parking Pad, Single Garage Detached |
| # of Garages   | 1                                               |

### **Interior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Dry Bar, Storage, Vinyl Windows                               |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                         |
| Cooling           | None                                                          |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 1                                                             |
| Fireplaces        | Gas, Living Room                                              |
| Has Basement      | Yes                                                           |
| Basement          | Full, Partially Finished                                      |

### **Exterior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Lighting, Private Yard                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s) |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 19                |
| Zoning         | R1                |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Maxwell Real Estate Solutions Ltd. |
|----------------|------------------------------------|

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