

## \$299,000 - 5069 48 Avenue, Bon Accord

MLS® #E4437740

**\$299,000**

3 Bedroom, 2.00 Bathroom, 963 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Fully renovated and full of light, this mid-century 3-level split offers nearly 1,400 sq ft of functional space on a massive, treed lot in Bon Accord—just 12 min to CFB Edmonton. Vaulted ceilings and huge south-facing windows give the main floor a bright, open feel. The kitchen is clean and efficient with stainless appliances, steps from a cozy dining space. Upstairs you’ll find two bedrooms and a full bath. Downstairs, the primary suite is private and generous, complete with a spa-style ensuite (double sinks, glass shower, and his/hers walk-in closets). Sunroom, large mudroom, and a rare tandem double garage add real utility. The fenced backyard is a true standout—mature fruit trees, space to garden, and room to play. Come for the vaulted ceilings. Stay for the orchard. This home has the bones, the vibe, and the value.

Built in 1964

### Essential Information

MLS® #	E4437740
Price	\$299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.00



Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	5069 48 Avenue
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Ceiling 10 ft., Fire Pit, Front Porch, Parking-Extra, Parking-Visitor, R.V. Storage, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer
Heating	Hot Water, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Schools, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	BonAccord Community School
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Middle	Oak Hill School
High	Sturgeon Composite HighSch

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	12
Zoning	Zone 61

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