

## \$109,000 - 4823 50 Avenue, Elk Point

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MLS® #E4344892

**\$109,000**

2 Bedroom, 1.00 Bathroom, 720 sqft

Single Family on 0.00 Acres

Elk Point, Elk Point, AB

**UPGRADED CHARACTER HOME - CENTRALLY LOCATED!** This well-maintained 720 sq.ft. 2 bedroom, 1 bath bungalow is perfect for the buyer that enjoys affordable living and appreciates easy access. The home is conveniently located within walking distance of all downtown shopping and a short walk to all other amenities. The home has been beautifully upgraded with vinyl plank flooring, vinyl windows, 100 amp power, HE furnace, blown-in insulation, shingles (2019) and fascia. The clean wood-lined cellar includes the furnace with humidifier and has storage. Features a beautiful setting on a 60 x 120' landscaped, fenced lot with a back parking spot (asphalt), front and back decks and a newer custom storage shed with roll door. Alley access both side and back. This property is also perfect for the entrepreneur as it is zoned Central Commercial (C1) - coffee shop, soup & sandwich, health food store, etc. This home is very comfortable and priced affordably! Furniture may be included with purchase.

Built in 1938

### Essential Information

MLS® # E4344892

Price \$109,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	720
Acres	0.00
Year Built	1938
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4823 50 Avenue
Area	Elk Point
Subdivision	Elk Point
City	Elk Point
County	ALBERTA
Province	AB
Postal Code	T0A 1A0

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Vinyl Windows
Parking	Rear Drive Access

### **Interior**

Appliances	Freezer, Refrigerator, Storage Shed, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Level Land, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Elk Point Elementary
Middle	FG Miller Jr/Sr High
High	FG Miller Jr/Sr High

**Additional Information**

Date Listed	June 8th, 2023
Days on Market	808
Zoning	Zone 60

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Listing information last updated on August 23rd, 2025 at 11:02pm MDT