

## \$89,500 - 4706 50 Avenue, Two Hills

MLS® #E4440543

**\$89,500**

3 Bedroom, 1.00 Bathroom, 968 sqft

Single Family on 0.00 Acres

Two Hills, Two Hills, AB

Affordable 3 Bedroom Home on a Huge 8506 Lot in the Friendly Community of Two Hills. Features of the Home Include Vinyl Siding, Vinyl Windows, Metal Roof, Lamanite Flooring. Main Floor Laundry, Smooth Top Electric Stove, 4 Piece Bathroom and a Mid Efficiency Furnace. 8506 sq. ft. Lots Leaves You Plenty of Room to Build a Garage/Shop, Plant a Garden , Family Activities and/or Park Your RV etc. Value Priced Property in A Great Location! A Must View!

Built in 1940

### Essential Information

MLS® #	E4440543
Price	\$89,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	968
Acres	0.00
Year Built	1940
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	4706 50 Avenue
Area	Two Hills
Subdivision	Two Hills
City	Two Hills
County	ALBERTA
Province	AB
Postal Code	T0B 4K0

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Hot Water Electric, R.V. Storage, Vinyl Windows
Parking Spaces	2
Parking	RV Parking, See Remarks

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Metal
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Two Hills
Middle	Two Hills
High	Two Hills

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	97
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 10th, 2025 at 6:32pm MDT