

## \$329,000 - 4711 52 Ave, Warburg

MLS® #E4442606

**\$329,000**

3 Bedroom, 2.00 Bathroom, 1,648 sqft  
Single Family on 0.00 Acres

Warburg, Warburg, AB

This 2012 built bungalow measuring 1647.75 sq/ft has a covered deck, double detached garage, parking pad, and more! Inside the home the front entrance leads you into the open concept living room, dining room, and kitchen with tile throughout and granite counter tops. The largest of the three bedrooms of the home is the Primary that has its own 4 piece ensuite bathroom. A spacious laundry room, 3 piece bathroom, and utility room conclude the floor plan with in-floor heat throughout. The exterior of the home has a covered deck wrapping around two sides with a closed in porch of the back of the home not included in the RMS measurements. A huge cement parking pad takes you to the double detached heated garage with side and back alley access. Apple trees, mature landscaping, and a park behind this property shows off its beauty inside and out!

Built in 2012

### Essential Information

MLS® #	E4442606
Price	\$329,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,648



Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4711 52 Ave
Area	Warburg
Subdivision	Warburg
City	Warburg
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Hot Water Tankless, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Detached, Heated, Insulated, Over Sized, Parking Pad Cement/Paved, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 16th, 2025

Days on Market 32

Zoning Zone 90

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