

## \$259,900 - 4725 50 Street, Violet Grove

MLS® #E4450896

**\$259,900**

3 Bedroom, 2.00 Bathroom, 1,514 sqft

Single Family on 0.00 Acres

Violet Grove, Violet Grove, AB

Peaceful, private and perfectly located close to town. This beautiful move in ready home showcases just over 1500 sq/ft of amazing living space and has a massive oversized yard. The family room is bright as it lets in all of the natural light. You will be impressed by the huge open concept kitchen complete with a convenient island, so much cupboard and counter space, and room for a large kitchen table excellent for entertaining. 3 oversized bedrooms and 2 4piece baths make this the perfect home for your family. The mudroom is a fabulous bonus to keep your families gear organized. The yard is fully fenced, has a storage shed, ample room to run and play, rv parking, and the best spot to sit back and relax by the fire pit or on the comfortable wrap around deck. This is a great opportunity to enjoy rural living with a quick commute! This home shows pride of ownership!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450896  |
| Price          | \$259,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,514     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2013                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4725 50 Street |
| Area        | Violet Grove   |
| Subdivision | Violet Grove   |
| City        | Violet Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 1J5        |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows |
| Parking   | Front Drive Access, Over Sized, RV Parking                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Modular, Vinyl     |
| Exterior Features | Corner Lot, Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Modular, Vinyl     |
| Foundation        | Block              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 1                |

## Zoning

## Zone 90

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 August 2nd, 2025 at 9:17pm MDT