

## \$89,900 - 5011 48 Street, Clandonald

MLS® #E4451278

**\$89,900**

2 Bedroom, 1.00 Bathroom, 1,344 sqft

Single Family on 0.00 Acres

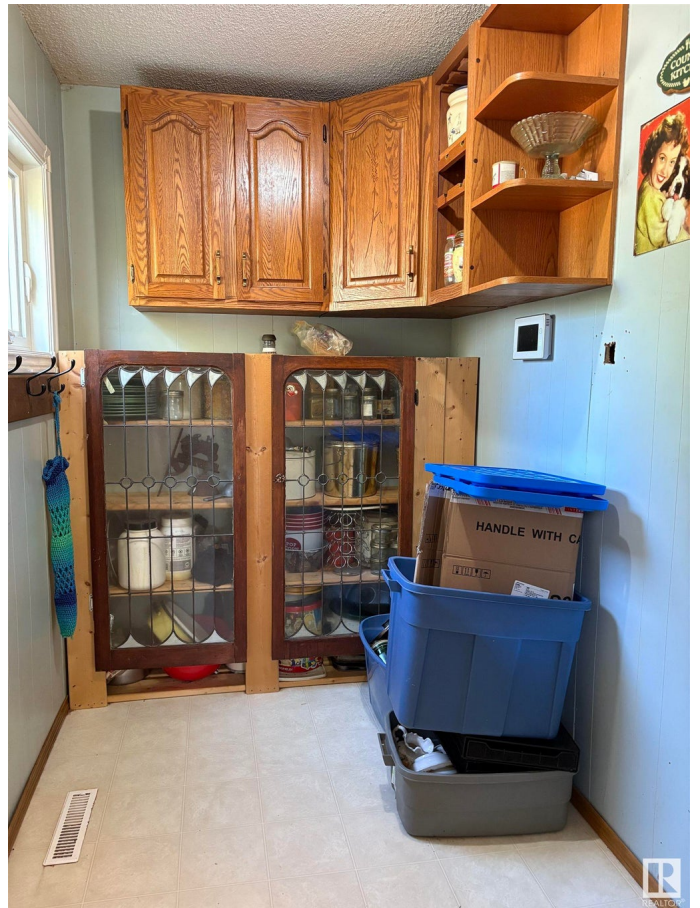
Clandonald, Clandonald, AB

Large lot with well maintained home, single heated garage and fenced back yard in Clandonald. The lot is almost 1/2 acre. Upgrades include all new wiring with 100 amp service, shingles on house and garage in 2023, hot water tank in 2022 and a newer gas cook stove. The home features a large living room with a free standing gas fireplace. Laundry is on the main floor in a room that could also be a bedroom. There is also a deck at the back door. Clandonald is quiet community with a active community hall and a unique country store. A great place to call home.

Built in 1932

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451278               |
| Price          | \$89,900               |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,344                  |
| Acres          | 0.00                   |
| Year Built     | 1932                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                |
|-------------|----------------|
| Address     | 5011 48 Street |
| Area        | Clandonald     |
| Subdivision | Clandonald     |
| City        | Clandonald     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0B 0X0        |

## Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Off Street Parking, Deck, Fire Pit, Hot Water Natural Gas |
| Parking   | Single Garage Detached                                    |

## Interior

|              |                                                                          |
|--------------|--------------------------------------------------------------------------|
| Appliances   | Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                |
| Stories      | 2                                                                        |
| Has Basement | Yes                                                                      |
| Basement     | Full, Unfinished                                                         |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Fenced, Flat Site, Landscaped |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Concrete Perimeter            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 25               |
| 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 August 29th, 2025 at 1:32pm MDT