

\$349,500 - 4807 54 Avenue, Two Hills

MLS® #E4452330

\$349,500

4 Bedroom, 2.50 Bathroom, 1,543 sqft

Single Family on 0.00 Acres

Two Hills, Two Hills, AB

First Time on the Market! Original Home Owner! Custom Built to the Owners Specifications. Pride of Ownership Shows Through this Well Built and Maintained Home. Huge 9311 sq. ft. Lot Features 4 Bedroom, 3 Bathroom Home with a 720 sq. ft. Oversized Garage, Garden Area, Grassed Area and a Patio to Relax and Enjoy Your Morning Coffee. Main Floor Boasts a Large Kitchen with Abundance of Cabinets, Quality Appliances, Island, Dining Area and a Spacious Living Room with a Wood Burning Fireplace with a Gas Starter. Upper Level Features 3 Bedrooms, Ensuite and a 4 Piece Bathroom. Lower Level Includes Family Room, Bedroom and a 3 Piece Bathroom. Upgrades in Recent Years Include Laminate Flooring, Vinyl Windows, Hot Water on Demand, Central Vac and Newer Washer & Dryer. This Property has it All! Size-Location and is Move In Ready! Must View Property to Appreciate all that it has to Offer!

Built in 1977

Essential Information

MLS® #	E4452330
Price	\$349,500
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,543
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	4807 54 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, Air Conditioner, Hot Water Instant, Hot Water Tankless, Patio, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Detached, Front Drive Access, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fruit Trees/Shrubs, Golf Nearby, Low

Maintenance Landscape, Playground Nearby, Schools, Shopping
Nearby, Vegetable Garden

Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

School Information

Elementary Two Hills
Middle Two Hills
High Two Hills

Additional Information

Date Listed August 8th, 2025
Days on Market 35
Zoning Zone 60

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