

\$380,000 - 5203 51a Avenue, Bon Accord

MLS® #E4458527

\$380,000

5 Bedroom, 2.00 Bathroom, 1,113 sqft

Single Family on 3.05 Acres

Bon Accord, Bon Accord, AB

Wow! A PRIVATE 3.05 TREED ACREAGE right in the town of Bon Accord and on municipal water and sewer! Renovated raised bungalow with wheelchair ramp and separate basement entry for the in-law suite. 3 bedrooms up, 2 down. Each level has a 3 piece bath and laundry facilities. 2nd kitchen and family room in basement. New shingles, furnace and central air conditioning in 2022. Previous upgrades include 100 amp power service, new electric in basement and plumbing lines updated to PEX. This is a private setting with gated, coded remote entry. The perimeter of the property is treed with a grassy clearing for the yard site. You'll find mature apple, crab apple & cherry trees, along with rhubarb, raspberry and lilac bushes. There's also two outbuildings with cement floors, one building is powered, both great for storage/garage/workshop. This lot is Zoned R1A - Residential Low Density which allows for duplexes with a possibility for further subdivision of the existing 3.05 acre parcel ... or keep as is!

Built in 1956

Essential Information

MLS® # E4458527

Price \$380,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,113
Acres	3.05
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	5203 51a Avenue
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

Amenities

Amenities	Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, Natural Gas BBQ Hookup
Parking	Shop

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Freezer, Stove-Gas, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fruit Trees/Shrubs, No Back Lane, Private Setting, Schools, Shopping Nearby, Subdividable Lot, Treed Lot, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 18th, 2025
Days on Market	4
Zoning	Zone 61

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Listing information last updated on September 22nd, 2025 at 3:47am MDT