

## **\$374,900 - 4920 48 Avenue, Bon Accord**

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MLS® #E4441644

**\$374,900**

5 Bedroom, 2.00 Bathroom, 1,075 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Welcome to this charming 5-bed, 2-bath bungalow in the heart of Bon Accord—perfect for first-time buyers or growing families! Step into a bright & spacious living room, ideal for entertaining, which flows into an updated kitchen with plenty of cabinetry & prep space. The fully finished basement offers even more room to enjoy, featuring a large rec area & 2 generously sized bedrooms, perfect for guests, teens, or a home office. Outside, you'll find a massive, fully fenced backyard with a gate for convenient RV parking and a double oversized garage—ideal for vehicles, tools, or extra storage. With modern updates and loads of space both inside and out, this home offers excellent value and flexibility for any lifestyle. If you're searching for a peaceful, small-town feel where you can still see the stars at night, Bon Accord is the perfect place to call home. Located just 20 minutes from Edmonton & St. Albert, this charming community offers easy access to schools, parks, and scenic walking trails. A must-see!



Built in 1974

### **Essential Information**

MLS® #	E4441644
Price	\$374,900
Bedrooms	5

Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4920 48 Avenue
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Extra, R.V. Storage, See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	15
Zoning	Zone 61

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Listing information last updated on June 26th, 2025 at 8:02pm MDT