

# \$134,905 - 4822 51 Avenue, Bentley

MLS® #A2195446

## \$134,905

4 Bedroom, 1.00 Bathroom, 958 sqft

Residential on 0.16 Acres

NONE, Bentley, Alberta

Looking for an **\*\*affordable home\*\*** in the charming, **\*\*family-friendly town of Bentley\*\***? This cozy 3 bedroom, one-bathroom bungalow offers just that, along with a large yard and plenty of potential for those with a vision. Located just a block away from the local school and playground, this home is perfect for young families or those looking to settle down in a quiet, welcoming community. Step inside to find a bright living room with laminate/vinyl flooring and a large front window that fills the space with natural light. The kitchen offers L shaped cabinetry, ideal for storage and meal prep, and opens to the dining area, making it perfect for both family dinners and casual gatherings. From the dining area, sliding doors lead to a charming front deck, where you can relax and entertain on warm summer evenings. The home features two bedrooms upstairs (one has room for closet but it was removed by present owner), and additional bedroom in the basement, providing flexible living space for a growing family or a home office. Basement is not finished except for one bedroom. There is room for den, bathroom and rec room. Newer furnace and hotter tank as well as power is 100 amp. Very good ceiling height were you can stand up comfortably. The main bathroom includes a full tub/shower combo, offering comfort and convenience. Step out to the back deck, which overlooks the huge backyard, offering endless possibilities for outdoor activities, gardening, or even adding a future double garage. The mature



setting of the yard provides privacy and shade, making it a perfect place to unwind. Built in 1930. Excellent opportunity for handy individuals looking to customize and update it to their liking-house does require finishing. The gravel driveway adds to the rustic charm and is perfect for parking. You could be settled in your new home before you know it. Located just a few blocks from Bentley's quaint main street and all its amenities, this property offers the best of small-town living. Donâ€™t miss out on this gem with so much potential!

Built in 1930

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2195446    |
| Price          | \$134,905   |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 958         |
| Acres          | 0.16        |
| Year Built     | 1930        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 4822 51 Avenue |
| Subdivision | NONE           |
| City        | Bentley        |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T0C 0J0        |

**Amenities**

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Parking Pad, RV Access/Parking |

## Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | Other                    |
| Heating           | Central                  |
| Cooling           | None                     |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Back Yard, Level, Brush, Few Trees |
| Roof              | Asphalt Shingle                               |
| Construction      | Wood Frame, See Remarks                       |
| Foundation        | Wood  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 62                  |
| Zoning         | R1                  |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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