

\$325,000 - 4809 51 Avenue, Bentley

MLS® #A2261339

\$325,000

4 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.16 Acres

NONE, Bentley, Alberta

Close to Bentley School, Playground, Park, renowned Farmer's Market, Boutique Shopping, Cafés, Fire Hall, Gull Lake & awe-inspiring views towards the local Ski Hill; open doors at your new home. Refreshed with updated trim, vinyl plank flooring and gas fireplace, the large living room brings coziness and function. Vinyl windows continue into the renovated kitchen & dining room space featuring newer appliances, ample cabinet storage and naturally lit counter space; perfect for prepping those delicious home cooked meals. Whether you're searching for an affordable starter home or investment property, this sought after floor plan boasts primary bedroom with large closet, second bedroom, full 4 pc bathroom, storage and laundry all on the main floor. Downstairs compliments the character of the home with large rec room, two more bedrooms, 3 pc bathroom with walk in shower and utility room. Enjoy long term peace of mind as it checks all the boxes; brand new shingles, 100 amp service, copper plumbing, south facing backyard with garage - an overall well built bungalow in a friendly community awaiting its new owners!

Built in 1976

Essential Information

MLS® # A2261339

Price \$325,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,053
Acres	0.16
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4809 51 Avenue
Subdivision	NONE
City	Bentley
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Utilities	High Speed Internet Available
Parking Spaces	4
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

Interior

Interior Features	Storage, Vinyl Windows, Dry Bar
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s)

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	5
Zoning	R1

Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.