

# **\$169,900 - 4903 52 Avenue, Breton**

MLS® #E4445271

**\$169,900**

3 Bedroom, 1.00 Bathroom, 1,404 sqft

Single Family on 0.00 Acres

Breton, Breton, AB

Welcome to this delightful 1404 sq ft Bungalow. Upon entering you will love the addition with a open spacious front entry and living room. A couple of steps up the kitchen offers plenty of cabinets and work space, diningroom is spacious and bright. 2 bedrooms, laundry area, main 4 pc bath complete the west side. Master bedroom is part of the addition and is huge with large closet and patio doors leading to back yard. The original 1974 mobile has had extensive up grades with vinyl plank flooring, kitchen cabinets were replaced in 2013 and refurbished in 2023, new European style windows in kitchen, diningroom, and Master bedroom patio door in 2021. East side windows were replaced in 2017 with all new frames, insulation and drywall. Roof was replaced with new trusses, insulation and metal roofing in 2015 covering the addition and mobile under one solid roof. Furnace and water heater were replaced in 2013. The lighting fixtures have all been up-graded and electrical panel is 100 amp. Pride of ownership!

Built in 1974

## **Essential Information**

MLS® # E4445271

Price \$169,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,404
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4903 52 Avenue
Area	Breton
Subdivision	Breton
City	Breton
County	ALBERTA
Province	AB
Postal Code	T0C 0P0

### Amenities

Amenities	On Street Parking, Deck, Vinyl Windows
Parking	Front/Rear Drive Access

### Interior

Appliances	Dryer, Fan-Ceiling, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	See Remarks, Vinyl
Exterior Features	Back Lane, Corner Lot, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Metal
Construction	See Remarks, Vinyl
Foundation	Block, Concrete Perimeter

### Additional Information

Date Listed July 1st, 2025

Days on Market 12

Zoning Zone 90

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